



Negative Declaration & Notice Of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED15-023**DATE: 01/29/16****PROJECT/ENTITLEMENT:** Campbell-Shep Tract Map; SUB2015-00001

APPLICANT NAME: Daniel R. Lloyd
ADDRESS: PO Box 378 Cayucos, CA 93430
CONTACT PERSON: Daniel R. Lloyd
2454

Telephone: 805-441-

PROPOSED USES/INTENT: A request by Campbell-Sheppard/Dan Lloyd for a Vesting Tentative Map (Tract 3074) and Development Plan to subdivide a 0.68 acre site into 7 residential parcels ranging in size from 2,432 to 5,405 square feet each for the purpose of sale and/or development and one open space parcel of 14,089 square feet. The project includes off-site road improvements and on and off site drainage improvements. The project will result in the disturbance of approximately 26,910 square feet of a 30,000 square foot parcel. The request also includes an adjustment to the standards of Real Property Division Ordinance section 21.03.010 to allow more than five lots to be accessed from a private easement. The project is located at 399 E Street at the corner of Cypress Glen Court in the community of Cayucos. The project is within the Residential Multi Family and Recreation land use categories and within the Estero planning area .

LOCATION: 399 E Street, Cayucos, CA 93430

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES ☒ NO ☐**OTHER POTENTIAL PERMITTING AGENCIES:** California Department of Fish and Wildlife

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. (2 wks from above DATE)**30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

Notice of Determination		State Clearinghouse No. _____	
This is to advise that the San Luis Obispo County _____ as <input type="checkbox"/> <i>Lead Agency</i>			
<input type="checkbox"/> <i>Responsible Agency</i> approved/denied the above described project on _____, and			
has made the following determinations regarding the above described project:			
The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.			
This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.			
Signature	Project Manager Name	Date	Public Agency
James Caruso			County of San Luis Obispo

**Initial Study Summary – Environmental Checklist**

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

(ver 5.8) Using Form

Project Title & No. Campbell-Sheppard Tract Map ED15-023 SUB2015-00001

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water /Hydrology
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Dave Moran

Prepared by (Print)

Signature

Date

1-25-16

Reviewed by (Print)

Signature

(for)

Date

Ellen Carroll,
Environmental Coordinator

1-26-16



Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Planning Department, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: A request by Campbell-Sheppard/Daniel R. Lloyd for a Vesting Tentative Map (Tract 3074) and Development Plan to subdivide a 0.68 acre site into 7 residential parcels ranging in size from 2,432 to 5,405 square feet each for the purpose of sale and/or development and one open space parcel of 14,089 square feet. A portion of Cypress Glen Ct is proposed to be abandoned raising the site area from 29,820 sq. ft. to 36,772 sq. ft. The request also includes an adjustment to the standards of Real Property Division Ordinance section 21.03.010 to allow more than five lots to be accessed from a private easement. The project is located at 399 E Street at the corner of Cypress Glen Court in the community of Cayucos. The project is within the Residential Multi Family and Recreation land use categories and within the Estero planning area.

Project plans show the residential lots arranged in two, north-south rows divided by a private access drive extending south from Cypress Glen Court through an access easement. Dwellings on parcels 1 through 5 will face E Street with parcel sizes ranging from 2,508 on the corner of Cypress Glen Court to 2,432 for the interior parcels. Parcels 6 and 7 will back up to Little Cayucos Creek and are somewhat larger (4,961 and 5,405 square feet). An open space parcel of 14,089 square feet surrounds parcels 6 and 7 and extends westward over a portion of Little Cayucos Creek. The dwellings on Parcels 6 and 7 are set back 20 feet from the edge of existing riparian vegetation, and 25 – 40 feet from the top of bank as required by the Cayucos Urban Area standards of the Estero Area Plan.

Table 1 provides a summary of the project:

Table 1 -- Tract 3074 Project Summary								
Project Components	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8
Lot Area	2,508	2,432	2,432	2,432	2,432	4,961	5,405	14,089
Living Space	2,449	2,449	2,197	2,197	2,197	2,170	2,013	--
Garage	571	571	593	593	593	440	440	--
Carport	519	519	516	516	516	0	0	--
Decks and Porches	335	335	443	443	443	41	44	--
Total	3,874	3,874	3,749	3,749	3,749	2,651	2,497	--

Street frontage improvements are proposed along the project's E Street and Cypress Glen Court frontages. Cypress Glen Court (formerly Cypress Avenue) is a private roadway that serves 4 existing residences. The project proposes to abandon the portion of the right-of-way that abuts the project site and to add the 7,000 square feet of abandoned right-of-way to the project site for purposes of calculating the base residential density.

County File No.: SUB2015-00001
Supervisory District: 2
Coastal Development Permit? Yes

Assessor Parcel No.: 064-034-007
Date accepted: November 25, 2015

ASSESSOR PARCEL NUMBER(S): 064-034-007

Latitude: 35 degrees 27' 2.6784 " N Longitude: -120 degrees 54' 4.8126" W

SUPERVISORY DISTRICT # 2

B. EXISTING SETTING

PLAN AREA: Estero

SUB:

COMM: Cayucos

LAND USE CATEGORY: Residential Multi-Family Recreation

COMB. DESIGNATION: Flood Hazard Geologic Study

PARCEL SIZE: .59 acres

TOPOGRAPHY: Gently sloping

VEGETATION: Wetland Urban-built up

EXISTING USES: Single-family residence(s)

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Multi-Family;	<i>East:</i> Residential Multi-Family;
<i>South:</i> Public Facilities; multi-family residences	<i>West:</i> Recreation; blue line creek



C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, at least one issue was identified as having a potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located on a dead end local street (E Street). Traffic volumes on E Street are low, reflecting the small number of houses being served (a total of 11). The surrounding neighborhood consists of single-story and two-story single family residences on lots ranging in size from 2,200 square feet to over 10,000 square feet. Topography of the project site and vicinity slopes gently to the west toward the creek, affording relatively unobstructed views from the east (up-slope) through and over the project site toward the creek and the coastal hills beyond.

The present view from E Street toward and through the site consists of the one existing residence and a longer view of the riparian woodland along Little Cayucos Creek. Views from Cypress Glen Court are partially blocked by existing vegetation along the northerly property line. A short cul-de-sac extending north from Cypress Glen Court affords views to the south along the creek.

Impact. The project will be visible from E Street and Cypress Glen Court. However, project impacts to views currently enjoyed from public streets is considered less than significant because:

- The project will not be visible from any major public roadways or silhouette against any ridgelines as viewed from public roadways.
- State Route 1 (a State designated Scenic Highway and All American Road) is located about 270 feet to the north and at an elevation that varies between 60 - 80 feet above the project site. Although the area landward of SR 1 between Cambria and the City of Morro Bay (including the community of Cayucos) is subject to view protection standards of the

Conservation and Open Space Elements, views of the coastline from SR 1 will be unaffected by the project.

- As discussed in the setting, views of the project site from E Street and Cypress Glen Court are currently partially blocked by the existing single family residence and existing vegetation.
- Assuming 11 vehicle trips during the morning peak hour on E Street, an average of one vehicle every 5 minutes will pass by the project site. Thus, the number and frequency with which the public currently experience views of the project site is fairly small.
- The project site is surrounded by single family residences. The dwellings proposed for the project site will be consistent with, and complement, the character of surrounding development.

In addition, the project will result in new sources of light and glare. Standard county regulations require exterior lighting to be shielded to minimize glare. The project will be conditioned to provide an exterior lighting plan prior to building permit issuance to ensure the project will not create off-site glare.

Mitigation/Conclusion. No significant impacts are identified and no mitigation measures are necessary.

2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Urban Built-Up, Recreation

Historic/Existing Commercial Crops: None

State Classification: Prime Farmland if irrigated

In Agricultural Preserve? Yes, Cayucos AG Preserve Area

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Cropley clay (2 - 9 % slope). This gently sloping clayey soil is considered very poorly drained. The soil has moderate erodibility and high shrink-swell characteristics, as well as having potential



septic system constraints due to: slow percolation. The soil is considered Class III without irrigation and Class II when irrigated.

Impact. The project is located within the Cayucos urban area surrounded by urban development. No agricultural activities are occurring on the project site or in the vicinity. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No significant impacts are identified and no mitigation measures are necessary.

3. AIR QUALITY

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GREENHOUSE GASES

f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated into the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

The project proposes to disturb soils that have been given a wind erodibility rating of #4, which is considered "moderate".

Impact. The project would result in the construction of seven single family residences. As proposed, the project will result in the disturbance of approximately 29,618 square feet. Grading will result in

2,135 cubic yards of cut and fill. Subdivision improvements and development on the individual lots will have short-term construction and long-term emission impacts. Construction activities will generate exhaust emissions from construction equipment and vehicles, and particulate matter (fugitive dust) from earth disturbance. In addition, the emission of ozone precursors (NO_x and ROG) associated with these activities would contribute to periodic high ozone levels in the southern portion of the County. Lastly, earth disturbing activities have the potential to release naturally occurring asbestos.

The project was referred to the Air Pollution Control District (APCD) for review of potential air quality impacts and consistency with the Clean Air Plan (CAP). Per APCD's response (see attached), the following issues were identified: the potential for the presence of naturally occurring asbestos on the project site; compliance with relevant regulations associated with the removal or renovation of existing buildings and utility pipes; potential impacts to sensitive receptors from fugitive dust and emissions associated with idling diesel engines. The project was found to generate operational emissions that fall below the APCD's thresholds of significance.

To mitigate for short-term construction impacts, the District recommended the following measures be incorporated into the project: comply with APCD's standard construction dust control and diesel idling restrictions and the prohibition of developmental burning.

The project will accommodate a level of development for the site that was anticipated by the Clean Air Plan. As discussed above, motor vehicle trips associated with operation of the project are expected to generate emissions that fall below the APCD threshold for operational impacts. With regard to greenhouse gas emissions, using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not 'cumulatively considerable', no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

According to the APCD web map, the project is located in a candidate area for the potential presence of naturally occurring asbestos (NOA). Under the CARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities a geologic evaluation will be prepared to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD.

Mitigation/Conclusion. The project will be required to comply with the following standard construction or operational mitigation measures, as described in APCD's response or CEQA Air Quality Handbook: construction measures such as: reducing area of disturbance, use of water or establishing vegetation for dust suppression, limiting construction vehicle speeds, covering haul vehicles during material transport; incorporate operational emission reductions by including several measures to increase efficiency above minimum state requirements and/or provide for alternative transportation modes. In addition, developmental burning will not be allowed as part of development of the project site. Lastly, a geologic investigation of the project site will be required prior to any earth disturbing activities to determine the presence of naturally occurring asbestos. Implementation of mitigation measures identified by the San Luis Obispo APCD and included in Exhibit B would reduce the quarterly emissions to a less than significant level.

4. BIOLOGICAL RESOURCES**Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

Setting. A description of the project and the project site is provided on page 2. A biological report for the project site was completed by Althouse and Meade, Inc., November 9, 2015. The following discussion and analysis of impacts is a summary of the findings of that report.

On-site Vegetation: Little Cayucos Creek, an intermittent ephemeral drainage, crosses the western boundary of the project site. The remainder of the project site consists of a single family residence, driveway and ornamental landscaping, with intermittent and sparse shrubs, annual grasses and ruderal species.

The eastern portion of the project site contains several large fruit trees including apple (*Malus pumila*), avocado (*Persia americana*), and citrus. Shrubs such as coyote bush (*Baccharis pilularis*), annual grasses such as wild oats (*Avena fatua*), and ruderal species such as redstem filaree (*Erodium cicutarium*) are present in the understory of these trees.

Little Cayucos Creek flows along the western boundary of the Study Area. At this location the creek is swale-like with kikuyu grass (*Pennisetum clandestinum*) and periwinkle (*Vinca major*) on the creek bed. Native riparian trees, including Arroyo willow (*Salix lasiolepis*) and California sycamore (*Platanus racemosa*), are the dominant canopy species. No rocks or pool habitat occur in this reach of the creek, and no indication of stream flow was observed during site visits in 2014 and 2015. Immediately north of the project site, vegetation along Little Cayucos Creek thins with reduced tree canopy and open areas. About 240 feet north of the Study Area the creek flow path exits from an approximately 360-foot concrete box culvert under Highway 1.

Name and distance from blue line creek(s): Little Cayucos Creek is within the boundaries of the proposed project.

Habitat(s) and Sensitive Communities: Habitats include anthropogenic (approx. 0.5 acres) and

riparian (approx. 0.2 acres). The CNDDDB reports eight sensitive natural communities in Cayucos, Morro Bay South, Morro Bay North, Cambria, Cypress Mountain, and York Mountain quadrangles. Riparian habitat in Cayucos is an Environmentally Sensitive Habitat Area (ESHA). No other sensitive natural communities are present.

Site's tree canopy coverage: Approximately 10%.

Special-Status Plant Species. According to the California Natural Diversity Database (CNDDDB) a total of 77 special-status plant species have been documented within a 5-mile radius of the project site. Of these, none were found on the project site and no suitable habitat was found. Residential uses and landscape plants dominate the anthropogenic habitat, and potential habitat is not present for special status plant species. The riparian habitat understory in the Study Area is dominated by non-native plant species. Several special status plant species, including Blochman's dudleya, are known from the vicinity, but do not occur onsite. These species depend on natural habitat and specialized soil conditions, and do not occur in heavily disturbed areas. No special status plant species were detected in the Study Area during botanical surveys conducted in 2014 and 2015.

Special Status Wildlife Species. According to the California Natural Diversity Database (CNDDDB) a total of 33 special-status animal species have been documented within a 5-mile radius of the project site.

Impact. Direct impacts to plants and wildlife could result from take (e.g., injury, death) via construction-related disturbances such as trampling or crushing from equipment or construction workers. Indirect impacts to wildlife species could result from noise, harassment or other disruption during construction activities or through modifications to the species' habitat.

Potential Impacts to Special-Status Animal Species. No listed plant species were found on the project site and no suitable habitat was found. However, the project site could adversely impact habitat for listed animal species, as discussed below.

Cooper's Hawk (*Accipiter cooperii*) is a CDFW Special Animal that occurs regularly in San Luis Obispo County during the winter months and during spring and fall migration. It is generally regarded as a regular but uncommon nesting species in San Luis Obispo County. Cooper's hawks frequent oak and riparian woodland habitats, and increasingly urban areas, where they prey primarily upon small birds. Moderately appropriate tree canopy is present in the Study Area for nesting Cooper's hawks. There are no reports in the CNDDDB of Cooper's hawks nesting in the Cayucos area and Cooper's hawks were not observed in the Study Area during our surveys. Preconstruction surveys are recommended prior to activities that affect trees in the Study Area.

California Red-legged Frog (*Rana draytonii*) is a federally listed Threatened species. It occurs in lowland and foothills in or near permanent sources of deep water with dense shrubby or emergent riparian vegetation (CNDDDB). California red-legged frogs have been reported from Cayucos Creek approximately one-quarter mile from Little Cayucos Creek across the urban area of Cayucos, but have not been reported in Little Cayucos Creek. California red-legged frog was not observed on the Project during biological surveys. Suitable pool habitat is not present on the Project site. Substrate in the channel is gravel and coarse soil particles and the channel bottom is covered with non-native grass and vines.

Monarch Butterfly (*Danaus plexippus*) aggregation sites. Monarch butterfly is a cosmopolitan species that occurs across North America and around the world. In California, Monarch butterfly aggregation sites are on the CNDDDB Special Animals List for overwintering population. Individual monarch butterflies are not found on any list of protected species in California. The California Endangered Species Acts does not list insects. The San Luis Obispo Local Coastal Plan does not specifically designate monarch butterfly aggregation sites as

Environmentally Sensitive Habitat Areas (Wold et al. 2012). California Assembly Bill No. 559, approved by the Governor on October 4, 2015, recognizes that monarch butterfly populations have declined and provides opportunity for voluntary agreements with landowners to improve habitat. The proposed restoration of riparian habitat at this location would be consistent with this goal (AB 559, 2015, Sec. 2.(c)). The CNDDDB lists a report from 1960 of monarch butterflies in a group of Cypress trees at an unspecified location east of Highway 1. In 1985 an observer said the Cypress trees were gone, but butterflies were seen by Ocean Ave. between D and E streets, although the coordinates provided place the location in a driveway at 381 D Street. The 1985 observation was of flyers not an aggregation, but the observer said that the number of flyers indicates a cluster present. They did not locate the cluster. There have been no reports to the CNDDDB since 1985. On October 23, 2015, Dan Meade conducted a survey for monarch butterflies in the Project vicinity. The morning was sunny and calm, conditions conducive to monarch butterfly flight. In one hour of observation in the Study Area, Dr. Meade counted 3 monarch butterflies in the Study Area. One was nectaring on cape ivy blooms, and two were traversing the location. No roosting monarch butterflies were present and there is no suitable monarch butterfly aggregation habitat in the Study Area.

Further investigation in the vicinity of the Project located a monarch butterfly aggregation area with approximately 250 monarch butterflies in clusters. The aggregation site is more than 400 feet downstream from the Project Study Area directly over Little Cayucos Creek at coordinates 35.450077 N and 120.902694 W. The aggregation occurs in eucalyptus and Monterey cypress that are in very poor condition. This aggregation site is likely the previously undescribed aggregation attributed to the vicinity of Little Cayucos Creek. Approximately 160 feet further downstream, near the Ash Street Bridge, an additional 40 to 50 nectaring butterflies were observed on Algerian ivy growing over tree trunks on the creek bank and on ivy just east of the bridge on Ash Street. Both of these nectaring locations are more than 550 feet from the Study Area. Inspections of other eucalyptus trees and possible monarch butterfly habitat in the area found no other aggregation along the Little Cayucos Creek corridor or elsewhere in the neighborhood. The Project would not affect the aggregation site.

Nuttall's Woodpecker (*Picoides nuttallii*) is a CDFW Special Animal due to statewide reduction in preferred oak woodland habitats. Although there is a place holder in the CNDDDB for Nuttall's woodpecker, the CDFW is currently not accepting reports for this species and no reports are present in the October 2015 edition of the CNDDDB. Nuttall's woodpeckers remain fairly common residents in oak woodland habitats throughout Santa Barbara and San Luis Obispo Counties. A Nuttall's woodpecker was observed in riparian habitat in the Study Area in July 2014 but was determined to not be nesting. Preconstruction surveys are recommended prior to activities that affect trees in the Study Area.

Oak Titmouse (*Baeolophus inornatus*) is a CDFW Special Animal that is an oak woodland obligate, nesting in cavities in oak trees. It is a common species in oak woodlands on the central coast, but is tracked by the CDFW due to state-wide losses of oak woodland habitat. Oak Titmouse was not observed during our surveys, but could occur. Preconstruction surveys are recommended prior to activities that affect trees in the Study Area.

Pallid Bat (*Antrozous pallidus*) is a CDFW Species of Special Concern. This is a large, long-eared bat occurring throughout the state from deserts to moist forests. *Antrozous pallidus* is primarily a crevice roosting species and selects roosts where they can retreat from view. They frequently occur in oak woodlands where they roost in tree cavities. These roosts are generally day or night roosts for one or a few bats. Attics may be used as roosts and during hot days they may emerge from crevices and roost on open rafters. Communal wintering or maternity colonies are more common in rock crevices and caves. The closest reported occurrence is 5.25

miles to the west at Villa Creek Road Bridge, about 4 miles from Cayucos. Pallid bat was not observed during our surveys in but could roost occasionally in oak tree cavities in Study Area. A maternity colony is unlikely to be present. There are no large trees with cavities in the Project work area that would be removed. Several large avocado trees, other fruit trees and pittosporum hedges would be removed. Although there is no indication that bats roost in the existing structures in the Study Area, an inspection for bats prior to demolition of the house is recommended.

Silvery Legless Lizard (*Anniella pulchra pulchra*) is a CDFW Species of Special Concern that inhabits friable soils in a variety of habitats from coastal dunes to oak woodlands and chaparral. The sandy soils and leaf litter found under the planted and native trees in the Study Area are moderately suitable for silvery legless lizard. The closest reported occurrence is from anthropogenic habitat about 9.4 miles southeast of the Study Area in a backyard at the intersection of Santa Ysabel Avenue and 17th Street in Los Osos. Silvery legless lizard was not detected in the Study Area during our surveys, but could occur in leaf litter beneath the oak and fruit trees in the Study Area. Oak trees, including their canopies and critical root zones are completely outside of the Project work area and will not be affected. Focused surveys for legless lizard were not conducted as part of the biological study. Preconstruction surveys are recommended prior to activities that affect soil and leaf litter beneath trees in Project areas subject to soil disturbance.

Steelhead - South/Central California Coast ESU (*Oncorhynchus mykiss irideus*) is a federally listed threatened species in this area of California. Steelhead are known to occur in coastal streams and rivers in San Luis Obispo County. However, Little Cayucos Creek terminates on the beach and steelhead are not likely able to access the creek except during storms. In addition, Little Cayucos Creek is a small watershed with no perennial water flow, a 360-foot long concrete box culvert under Highway 1, no pool habitat above Ash Avenue, and no reports of steelhead. There is no appropriate spawning or rearing habitat in Little Cayucos Creek. Perennial water is only found in Little Cayucos Creek near Ocean Avenue. No water was present in the creek during any site visits.

Tidewater Goby (*Eucyclogobius newberryi*) is a federally listed endangered species found in shallow lagoons and lower stream reaches along the California coast. This species has been proposed for reclassifying from Endangered to Threatened. The Project site is at an elevation of approximately 40 feet and is well above potential habitat for tidewater goby. Tidewater goby could occur near Ocean Avenue approximately 900 feet downstream from the Study Area. Tidewater goby cannot occur in Little Cayucos Creek in the Study area.

Two-striped Garter Snake (*Thamnophis hammondi*) is a California Species of Special Concern that occurs along the coast from Monterey County south to San Diego County. Its range extends throughout the Transverse and Peninsular Ranges, including desert localities near Victorville, and also on Catalina Island. Two-striped garter snakes are an aquatic species that feeds primarily on fish, amphibians and their larvae. There are no reports of two-striped garter snakes from Little Cayucos Creek, and no pool habitat in the Study Area that would support it. If ever present, it would be as a transient along the riparian corridor.

Western Pond Turtle (*Actinemys marmorata*, [= *Emys marmorata*]) is a California Species of Special Concern that inhabits ponds, lakes, reservoirs, marshes, brackish lagoons, and slow moving streams with adequate pools. In colder environments these pond turtles are active February to November, but in warmer water, they have been observed active year round if water is present. In areas where surface water dries out during summer months, pond turtles can aestivate in wooded areas. Mating is in the spring, eggs are laid in shallowly dug nests near water during the summer, and hatchlings emerge in the fall or overwinter in the nest.

Some habitat in Little Cayucos Creek near Ocean Avenue could be suitable for western pond turtles with riparian wooded area for aestivation. However, pond or pool habitat is not present on the Project site, western pond turtle has not been reported from Little Cayucos Creek, and the creek is surrounded by urban development. Western pond turtle was not observed on the Project during biological surveys.

Yellow Warbler (*Dendroica petechia brewsteri*) is a CDFW Species of Special Concern with a restricted breeding range in Central and Southern California. The status of this subspecies of yellow warbler is described by the CNDDDB as “restricted range, rare”. They frequent riparian habitats, nesting in sycamores, cottonwoods, willows, and other riparian trees. There are no breeding records in the CNDDDB for yellow warbler in SLO County; however yellow warbler is a regular spring and fall migrant that will breed in the County. California sycamore and coast live oak trees associated with the creek channel along the western boundary of the Study Area are suitable for nesting yellow warblers. This species was not observed on or near the Study Area during our surveys, but could occur seasonally. Preconstruction surveys are recommended prior to activities that affect trees in the Study Area

Potential Impacts to Sensitive Natural Communities. As discussed in the setting, the CNDDDB revealed no sensitive natural communities on the project site. However, Little Cayucos Creek is mapped by the ESHA Coastal Act Section 30107.5 and designated as such in the Estero Area Plan, Cayucos Urban Area Standards Chapter 7, V.C.1. and Table 7-2, as a Sensitive Resource Area (SRA). The edge of riparian is shown and the SRA is shown on Figure 1. In the Study Area, Little Cayucos Creek is swale-like without erosion and shallow. Riparian trees, mostly arroyo willow (*Salix lasiolepis*), California sycamore (*Platanus racemosa*) and coast live oak (*Quercus agrifolia*) comprise the canopy of the riparian habitat along with a few pittosporum and myoporum non-native shrubs. Periwinkle (*Vinca major*), garden nasturtium (*Tropaeolum majus*), and kikuyu grass (*Pennisetum clandestinum*) are dominant species in the understory. Coast live oak is found only on the far bank of the creek away from the project area (Figure 1). The creek channel substrate consists of gravels and coarse soil particles. The channel area could qualify as State wetland per Coward in methodology (FACW willows, hydrology). The project incorporates the following elements to protect riparian resources:

- The bulk of riparian resources present on the project site will be within a designated open space parcel in which no development will be allowed. No outfall structures or other uses of the riparian area are proposed.
- All development is located outside the 20' riparian setback
- Restoration of the riparian habitat is proposed and has been approved by the California Department of Fish and Wildlife as a separate Project that removes non-native plants, installs native riparian plants, and protects riparian trees and shrubs (LSAA No. 1600-2015-0141-R4). This restoration project will result in an enhancement to the existing riparian habitat.

Figure 1 – Habitats On the Project Site



Mitigation/Conclusion. Potential impacts to biological resources are considered less than significant with incorporation of mitigation measures to address at least the following:

- Recordation of the final map with the open space lot easement as shown on the project plans.
- Pre-construction surveys to protect sensitive plant and animal species.
- Compliance with relevant regulatory requirements of the USACE and CDFW for development impacting wetlands/jurisdictional waters.
- Monitoring to ensure compliance.

The applicant is required to obtain all necessary permits and authorizations from CDFW, USACE, and the Regional Water Quality Control Board. Pre-construction surveys will be conducted if grading and construction occurs during the nesting bird season. The full extent of these measures is presented in Exhibit B. The implementation of the above measures will mitigate biological impacts to a level of insignificance.

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Cause a substantial adverse change to a Tribal Cultural Resource?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. The project is not located in a designated Archaeologically Sensitive combining designation area, however the location on the banks of a creek and in close proximity to the ocean is considered culturally sensitive and archaeology resources are known to exist in the area. Accordingly, a Phase I archaeological survey of the project site was prepared in January 2015 (Heritage Discoveries Inc., 2015). The study was conducted by a qualified archaeologist consistent with County guidelines and includes a cultural resources records search, a Native American sacred Lands File search, an archaeological survey of the project site, and the preparation of a technical report documenting the results.

A records search from the Central Coast Information Center (CCIC), located at the University of California, Santa Barbara indicates several cultural resources sites and historical properties have been identified within a 0.25-mile radius of the project site, including immediately southwest of the project site consisting of a Chumash settlement.

The Phase I study found no surface evidence of archaeological resources on the project site. However, due to the size, proximity and richness of the known adjacent archaeological site, a Phase II study was performed for the project site in August, 2015 (Heritage Discoveries Inc., 2015). The Phase II study consisted of additional surface as well as sub-surface investigations. A total of 15 shovel pits were excavated and the excavated soils were sifted for the presence of resources. The analysis revealed the presence of some modern artifacts, such as a glass marble, bottle fragments and nails.



One large mammal bone was recovered which appeared to be of historical origin. Marine shellfish fragments were discovered, but were most likely of historic origin as well. Overall, the Phase II investigation found no surface or sub-surface evidence of significant historical or archaeological resources on the project site.

Mitigation/Conclusion. No archaeological monitoring is recommended during grading activities unless previously undiscovered cultural materials are unearthed. Per County of San Luis Obispo Land Use Ordinance Section 22.10.040, if during any future grading and excavation, buried or isolated cultural materials are unearthed, work in the area should halt until they can be examined by a qualified archaeologist and appropriate recommendations made. No significant impacts to cultural resources are expected to occur and no additional mitigation measures are necessary.

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

Setting. The following relates to the project's geologic aspects or conditions:

Topography: Gently sloping

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low to high

Liquefaction Potential: Low to moderate

Nearby potentially active faults?: No Distance? Not applicable

Area known to contain serpentine or ultramafic rock or soils?: Yes

Shrink/Swell potential of soil: High

Other notable geologic features? None

Setting.

GEOLOGY - The topography of the project slopes gently downward toward Little Cayucos Creek from east to west. The project site lies outside of the Geologic Study Area designation. However, the landslide risk considered high for most of the project site. Liquefaction potential during a ground-shaking event is considered low to moderate near the creek. The project is within an area known to contain serpentine or ultramafic rock or soils.

DRAINAGE - Portions of the subject property are within the 100-year Flood Hazard designation, however the residential lots do not appear to be within the 100 year flood hazard area. The closest creek from the proposed development (Little Cayucos Creek) runs along the western portion of the property. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered very poorly drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows,

SEDIMENTATION AND EROSION - The soil type is Cropley clay, (2 - 9 % slope). As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and high shrink-swell characteristics. When highly erosive conditions exist, a sedimentation and erosion control plan is required (CZLUO Sec. 23.05.042 to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. Grading activities and construction of the private roadway are subject to the provisions of the California Building Code and County standards for grading and road construction. Therefore, no significant impacts associated with unstable earth conditions, earthquakes or ground failure are expected to occur. All of the proposed residential parcels are located outside the 100-year floodplain for Little Cayucos Creek. The project site is not located within extractive zone, and no mineral resources are known to be present within the project site.

Improvement of the access road, including grading activities, may also result in erosion and down-gradient sedimentation. The construction of dwellings will increase the amount of impervious surfaces which in turn will increase the volume and velocity of runoff generated by the site compared with existing conditions. As discussed in the project description, the project will result in the disturbance of approximately 0.68 acres. Based on NRCS soil survey, soils covering the project site exhibit a moderate susceptibility for erosion. The topography of the project site will necessitate grading to create the private roadway and building sites. According to the preliminary grading plan for the project, the finish grades will result in manufactured slopes that would be subject to erosion. Compliance with relevant provisions of the Building Code and Land Use Ordinance (described in the Setting, above) will address potential impacts to erosion.

Because the project involves disturbance of less than 1 acre, a SWPPP is not required. Compliance with existing regulations will ensure potential impacts associated with erosion and sedimentation will be mitigated to a less than significant level.

Mitigation/Conclusion. A drainage, sedimentation and erosion control plan is required per the CZLUO, and additional review and provisions are required as part of the mitigation for biological impacts (see Biological Resources section). The measures will be enforced through the building permit process in addition to being monitored and enforced through the monitoring plan required as part of the Biological Resource mitigations.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The State of California Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by state and local agencies and developers to comply with the siting requirements prescribed by federal, State, and local regulations relating to hazardous materials sites. A search of the Cortese database conducted in January, 2016 revealed no active sites in the vicinity, including the project site.

The project is not within an Airport Review area.

According to the CalFire map of fire hazard severity zones for San Luis Obispo County, the project site is located in an area where the fire risk is not determined because it is within an urban area. It will take approximately 5 minutes to respond to a call regarding fire or life safety from the Cayucos Fire Station (No. 11) located at 108 Chaney Street. The Cayucos Fire Department maintains a station south of the site on Cayucos Drive. Refer to the Public Services section for further discussion on Fire Safety impacts.

Impact. Construction activities may involve the use of oils, fuels and solvents. In the event of a leak or spill, persons, soil, and vegetation down-slope from the site may be affected. The use, storage, and transport of hazardous materials is regulated by the Department of Toxic Substances Control (DTSC) (22 Cal. Code of Regulations Section 66001, et seq.). The use of hazardous materials on the project site for construction and maintenance is required to be in compliance with local, state, and federal regulations.

The project has been reviewed by the Cayucos Fire Department for code requirements relating to fire protection; their comments will be incorporated into conditions of project approval. Based on their review, the plans as submitted meet Cayucos Fire Department standards. In addition, the project is required to comply with the California Building Code. Cayucos Fire Department will review tract improvements prior to their completion for installation of adequate fire safety measures (e.g., adequate road width and road grade). As proposed, road grades and widths appear to meet fire requirements.

Regarding road impacts, the project has been reviewed by County Public Works, which is discussed further in the Transportation section.

The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. The project meets Cayucos Fire Department standards. No additional mitigation measures are required.

Compliance with existing regulations and code requirements will ensure potential impacts associated with hazards and hazardous materials impacts will be less than significant.

8. NOISE*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in a urban area where single family residences on individual lots is the prevailing land use. Consequently, noise levels on the project site and in the vicinity are low; State Route is located about 270 feet to the north. However, there are no other sources of loud noises beyond those associated with home ownership. Sensitive receptors in the vicinity of the project site include single family residences on lots ranging in size from 2,200 to over 10,000 square feet.

The Noise Element includes projections for future noise levels from known stationary and vehicle-generated noise sources. According to the Noise Element, the project lies within an area where future noise levels are expected to remain within an acceptable threshold. The project site is bounded by E Street and Cypress Glen Court which are a minor source of transportation-related noise due to the low traffic volumes on each roadway.

The Noise Element establishes a threshold for acceptable exterior noise levels for sensitive uses (such as residences) of 60 decibels^a along transportation noise sources and provides an estimate of the distance from certain roadways where noise levels will exceed those levels. According to the Noise Element Appendix A, parcels on E Street and Cypress Glen Court are outside the 60 dB contour.

Impact.

Construction Impacts. Construction activities may involve the use of heavy equipment for grading and for the delivery and movement of materials on the project site. The use of construction machinery will also be a source of noise. Construction-related noise impacts would be temporary and localized. The nearest dwellings are located across Cypress Glen Court (50 feet) and E Street (50 – 70 feet).

^a The sound level obtained by using the A-weighting filter of a sound level meter, expressed in decibels (dB). All sound levels referred to in this policy document are in Aweighted decibels. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation which human annoyance and health effects.

Therefore, construction activities could result in temporary adverse noise impacts to surrounding residences. County regulations limit the hours of construction to day time hours between 7:00 AM and 9:00 PM weekdays, and from 8:00 AM to 5:00 PM on weekends.

Operational Impacts. With regard to transportation-related noise sources, all roads serving the project site are expected to continue to carry low traffic volumes. The project site lies outside the projected 60 decibel contour for SR 1. Potential impacts of noise exposure from transportation sources is considered less than significant.

Following construction, noise generated by the project would be comparable to the background noise generated by surrounding rural residences.

Mitigation/Conclusion. Compliance with County standards for the management of construction noise will ensure impacts to surrounding residences will be less than significant. No additional mitigation measures are recommended.

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires the provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact. Based on the project description (a residential subdivision), the project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects). No additional mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff Location: Los Osos (Approximately 10.29 miles to the southeast)

Fire: Cayucos Fire Dept Hazard Severity: Moderate Response Time: 0-5 minutes

Location: (Approximately 1 mile to the southeast) 108 Chaney Road, Cayucos, CA 93430

School District: Coast Unified School District.

Setting. Water service will be provided by the Morro Rock Mutual Water Company. Wastewater services will be provided by the Cayucos Sanitary District. Police protection is provided by the County Sheriff which has a sub-station at 2099 10th Street in Los Osos. The nearest fire station is located at 108 Chaney Road in Cayucos. Emergency response times to the project site for fire protection are about 5 minutes; response times for police protection can be up to 15 minutes. The project is located within the Coast Unified School District.

Impact. According to the 2015 Resource Summary Report, there are no levels of severity recommended for water supply, wastewater collection and treatment, or schools. To mitigate the demand for new or expanded public facilities caused by development, the County has adopted development impact fees in accordance with Government Code Section 66000 et seq.. Under this program private development is required to pay a fee that is proportional to the incremental demand for a particular facility needed to serve such development. The amount of the fees must be justified by a supporting study (fee justification study) which identifies the new or expanded facilities needed to serve expected demand into the future and apportions these costs to new development. New development is required to pay the appropriate fees for new or expanded public facilities commensurate with the type and size of development. The project's direct and cumulative impacts are within the general assumptions for allowable uses for the subject property that was used to estimate the county's impact fees. As discussed in Section 7, Hazards and Hazardous Materials, the project will be required to incorporate required fire protection measures in compliance with existing regulations. Project impacts to area roadways is discussed in Section 12, Transportation/Circulation.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State

Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Community parks serving the project site include Hardie Park, Paul Andrew Park and Norma Rose Park.

The County has adopted a Trails Plan for the purpose of establishing a trail system serving the unincorporated areas of the County. The Trails Plan does not show any trails affecting the project site. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

Impact. As discussed in Section 9, Population and Housing, no additional population is expected to be attracted to the county as a result of the project. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources. However, the project will accommodate additional population in the community of Cayucos which in turn will increase the demand for parks.

According to the 2015 Resource Summary Report, Cayucos is under a level of severity II for community parks, which means that the community has between 1.0 to 2.0 acres of community parkland per 1,000 persons where the target is 5.0 acres per 1,000. As discussed in Section 10. Public Services, new development is charged development impact fees proportional to the incremental demand for a particular facility needed to serve such development, including parks (the "Quimby" fee). Although the Quimby fee will mitigate the project's individual and cumulative impacts on the demand for parks, it may not be used to address the existing shortfall of community park acreage in Cayucos.

Mitigation/Conclusion. The "Quimby" fee will adequately mitigate the project's cumulative impact on recreational facilities. No significant recreation impacts are anticipated, and no other mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



12. TRANSPORTATION/CIRCULATION

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
<i>Will the project:</i>				
b) Reduce existing "Level of Service" on public roadway(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with an applicable congestion management program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County has established the acceptable Level of Service (LOS) on roads serving urban areas of the unincorporated county. The existing road network serving the project and surrounding neighborhood include E Street, Cypress Glen Court and Ocean Avenue are operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable.

Referrals were sent to County Public Works. The project proposes to vacate a portion of Cypress Glen Court along the project frontage. There is a recorded Road Maintenance agreement that covers the maintenance responsibilities of Cypress Glen Court that serves four private residences. The right-of-way was never improved or maintained by the County between D and E Streets, and portions of the right of way have been abandoned to the adjoining properties. The project proposes to abandon the portion of the right-of-way that abuts the project site and to add the 7,000 square feet of abandoned right-of-way to the project site for purposes of calculating the base residential density. Cypress Glen Court is not part of the County's road maintenance system and currently acts as a private drive to the existing residences. Since Cypress Glen Court serves private residences and provides no existing or future public circulation benefit, Public Works is supporting the proposed abandonment. No other significant traffic-related concerns were identified.

Impact.

Construction Impacts. Construction related traffic will increase during the morning and afternoon peak hours on E Street and surrounding roads serving the project site. Based on the project application materials, it is expected that as many as 10 workers may be arriving and leaving the project site on a

typical construction work day. The temporary increase in traffic is not expected to reduce the currently-acceptable level of service.

Operational Impacts. Project plans show a private driveway extending south from Cypress Glen Court providing access to the parking spaces for individual units, as well as guest parking and a turning area for emergency vehicles.

The project is estimated to generate a net increase of about 57 trips per day (about 6 during the peak hour) based on the Institute of Traffic Engineer's manual of 9.57 trips per residential unit. This amount of additional traffic is not expected to result in a significant change to the existing road service levels.

The project does not conflict with adopted policies, plans and programs on transportation.

Mitigation/Conclusion. Construction of roadway improvements included in the project plans will ensure traffic impacts remain less than significant. The recommendations of the Public Works Department will be included as conditions of approval.

13. WASTEWATER

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project will be served by Cayucos Sanitation District for wastewater collection and disposal.

Impact. According to the 2015 Resource Summary Report, the District is currently (2014) operating at about 41% of its allotted treatment capacity in the Morro Bay wastewater treatment plant. The collection system is currently operating at acceptable levels.

Mitigation/Conclusion. Given that the system is currently operating at acceptable levels and that it has the capacity to support existing commitments in addition to the proposed project, no mitigation measures are necessary.

14. WATER & HYDROLOGY*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Change rates of soil absorption, or amount or direction of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Involve activities within the 100-year flood zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting.

WATER SUPPLY. The project is within the service area of the Morro Rock Mutual Water Company (MRMWC). Cayucos Valley and Old Valley Basins are the primary sources of water for the three different water purveyors (including the MRMWC, Paso Robles Beach Water Association, and County Service Area 10 serving Cayucos with domestic water. Whale Rock Reservoir, the community's primary source, is within the Old Valley watershed. CSA 10 also contracts for water (25 AFY) from the Nacimiento Water project.

The topography of the project is gently sloping. The closest creek from the proposed development is on the western portion of the parcel. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? Yes

Closest creek? Little Cayucos Creel Distance? Approximately 0 feet

Soil drainage characteristics: Very poorly drained

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the project's soil erodibility is as follows:

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

A Stormwater Control Plan and Stormwater Site Design Analysis has been prepared for the project which provides a summary of elements incorporated into the design of the project to protect water quality.

Impact – Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply

- ✓ Approximately 29,618 square feet of site disturbance is proposed and the movement of approximately 2,135 cubic yards of material;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project will not be disturbing over an acre and will not be required to prepare a SWPPP;
- ✓ The project is not on highly erodible soils, nor on moderate to steep slopes;
- ✓ A small portion of the project is within a 100-year Flood Hazard designation;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Parking area drainage inlets will be fitted with hydrocarbon filters;
- ✓ Bioswales will be installed as a part of the drainage plan;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;

- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;
- ✓ All hazardous materials and/or wastes will be properly stored on-site, which include secondary containment should spills or leaks occur;

A Stormwater Control Plan and Stormwater Site Design Analysis has been prepared for the project which provides a summary of elements incorporated into the design of the project to protect water quality. These elements include:

- A bioretention area to treat stormwater from impermeable surfaces.
- Maintaining a 20 foot setback from Little Cayucos Creek.
- Impervious surfaces are minimized.

Impact -- Water Quantity

Based on the project description, as shown below, a reasonable estimate of the net increased indoor water usage would likely be about 5.1 acre feet/year (AFY):

7 residential lots with 6 additional residences: $6 \times 0.85 \text{ afy} = 5.1 \text{ afy}$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

Based on the 2015 Resource Summary Report, the project's water source is adequate to provide for the project's water needs. There are no known constraints to prevent the project from obtaining its water demands.

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project. No additional measures above what are required or proposed are needed to protect water quality.

Based on the proposed amount of water to be use and the water source, no significant impacts from water use are anticipated.

15. LAND USE*Will the project:*

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., Cayucos Fire Department for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used)

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent with the surrounding uses (being single family residences on lots ranging in size from 2,200 to over 10,000 square feet) as summarized on page 2 of the Initial Study.

Mitigation/conclusion. No significant inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.



16. MANDATORY FINDINGS OF SIGNIFICANCE**Potentially
Significant****Impact can
& will be
mitigated****Insignificant
Impact****Not
Applicable*****Will the project:***

- a) ***Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?*** ☐ ☐ ☒ ☐
- b) ***Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*** ☐ ☐ ☒ ☐
- c) ***Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*** ☐ ☐ ☒ ☐

For further information on CEQA or the County's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Information", or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input checked="" type="checkbox"/>	County Environmental Health Services	In File**
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	In File**
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input checked="" type="checkbox"/>	CA Coastal Commission	None
<input checked="" type="checkbox"/>	CA Department of Fish and Wildlife	None
<input type="checkbox"/>	CA Department of Forestry (Cal Fire)	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Services District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>Caycos Fire Department</u>	In File**
<input type="checkbox"/>	Other _____	Not Applicable

** "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Design Plan
<u>County documents</u>	<input type="checkbox"/> Specific Plan
<input checked="" type="checkbox"/> Coastal Plan Policies	<input checked="" type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:	<u>Other documents</u>
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook
<input checked="" type="checkbox"/> Conservation & Open Space Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Parks & Recreation Element/Project List	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal)	<input checked="" type="checkbox"/> CA Natural Species Diversity Database
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input type="checkbox"/> Airport Land Use Plan	<input type="checkbox"/> Other
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> Estero Area Plan and Update EIR	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Althouse And Meade, Inc. Biological And Environmental Services, Wildlife Assessment for Cypress Glenn 399 E-Street Cayucos, CA, July, 2015

Althouse And Meade, Inc. Biological And Environmental Services, Biological Report for Cypress Glenn 399 E-Street Cayucos, CA, July, 2015

Althouse And Meade, Inc. Biological And Environmental Services, Biological Report for Cypress Glenn 399 E-Street Cayucos, CA, November, 2015

Althouse and Meade, Inc. Biological And Environmental Services, Riparian Restoration and Landscape Enhancement Plan for Cypress Glenn 399 E-Street Cayucos, CA, January, 2016

GeoSolutions, Inc., Soils Engineering Report for 399 E Street, Catucos, September 22, 2014

Heritage Discoveries Inc., Archaeological Surface Survey at 399 E Street, Cayucos, January 6, 2015

Heritage Discoveries Inc., Phase II Archaeological Sub-Surface Testing at 399 E Street, Cayucos, August 21, 2015

Stormwater Control Plan Application and Stormwater Site Design Analysis, September 16, 2015

Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

Air Quality

AQ-1 During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- a. Reduce the amount of disturbed area where possible,
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
- c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- d. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
- e. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
- f. All dirt stock-pile areas should be sprayed daily as needed.

AQ-2 No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

AQ-3 "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. If NOA is not present, an exemption request shall be filed with the APCD. (For any questions regarding these requirements, contact the APCD at (805) 781-5912 or go to <http://www.slocleanair.org/business/asbestos.php>). **Prior to final inspection or occupancy, whichever occurs first**, when naturally-occurring asbestos is

encountered, the applicant shall provide verification from APCD that the above measures have been incorporated into the project.

Biological Resources

BR-1 Prior to issuance of grading and/or construction permits, the applicant shall retain a biological consultant approved by the County Planning and Building Department to monitor the implementation of the biological mitigation measures and erosion and sedimentation control measures during grading and construction activities. The biologist shall monitor the installation of fencing as per the approved construction plans and, at a minimum, monitor the construction activities once per week and provide a summary report to the County Planning Department at the close of construction activities. Construction activities shall be limited to the dry season (April 15 through October 15).

BR-2 Prior to issuance of a grading permit, the applicant shall execute and record an open space easement for creek habitat protection, in a form approved by County Counsel and the Executive Director of California Coastal Commission in conformance with applicable Coastal Act regulations, for Lot 8 and the portions of Lots 6 and 7 outside the development envelope. The open space easement shall be 14,089 square feet and include a formal legal description and graphic depiction of subject properties including the Little Cayucos Creek Riparian Habitat Area. Development shall be prohibited in the open space area except for:

- a. Restoration, protection, and enhancement of native riparian habitat and Monarch butterfly habitat consistent with the terms of the Final Landscape Restoration and Enhancement Plan;
- b. Public interpretive access improvements approved by a coastal development permit.

BR-3 As a part of a second sheet of the tract map and included as a part of any individual construction permit application, and included in any CC&Rs developed for the project, the following shall apply to the areas within the open space area: no oak trees, or other visually significant vegetation, shall be impacted or removed (removing and impacting trees for leach lines shall be to the least extent feasible); no activities shall be allowed that could adversely impact the sensitive vegetation, as defined in the Botanical Assessment (Althouse and Meade, 2015). Any removal of non-sensitive vegetation shall be done by hand, and by a qualified individual that can identify and avoid those sensitive species identified in the Botanical Assessment. Any vegetation removal shall be consistent with the procedures in the Landscape Restoration and Enhancement Plan described below.

BR-4 Little Cayucos Creek Setback. Little Cayucos Creek Setback. Other than habitat restoration related to development, all development including but not limited to cut and fill slopes, retaining walls, drainage features, decking, and parking areas, shall be setback a minimum distance of 20 feet from the upland edge of little Cayucos Creek riparian vegetation. Solid wood or rail fencing is permitted as follows: 6-foot high solid wood fence along the Cypress Glen frontage of Lot 7 a distance not to exceed 25- feet from the rear of the new residence on Lot 7; a solid 6-foot high solid wood fence between Lots 6 and 7 no further than 25-feet from the rear of the new residence on Lot 7; a 42-inch high rail fence with wire mesh along the rear on Lots 6 and 7, and along the southwest property line of Lot 6; and a 6-foot high solid wood fence on the southwest property line of Lot 6, extending no further than 10-feet from the rear of the new residence on Lot 6. Development of rear yards on lots 6 and 7 will be consistent with the Riparian Restoration and Landscape Enhancement Plan and will include only landscaping compatible with the adjacent riparian area such as native plants.

BR-5 Prior to issuance of grading and/or construction permit(s), the applicant shall submit a landscaping plan including native, drought and fire resistant species that are compatible with the habitat values of the surrounding habitat and compliant with the Landscape Restoration and Enhancement Plan (LREP). Landscaped areas within the Approved Development Envelope shall consist only of native plants of local origin that are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be so identified from time to time by the State of California, and no plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be planted or allowed to naturalize or persist on the property except for existing eucalyptus trees associated with the Monarch butterfly habitat.

BR-6 Prior to issuance of grading and/or construction permit(s), the applicant shall submit the Landscape Restoration and Enhancement Plan (LREP) to the Department of Planning and Building for review and approval. The LREP shall provide for riparian corridor landscape restoration and enhancement in the Little Cayucos Creek Riparian Habitat Area, with the goal of enhancing and restoring this area to self-sustaining and high resource value natural habitat state. The LREP shall be prepared by a qualified restoration ecologist, and shall incorporate specific conditions of the site (including soil, exposure, temperature, moisture, wind, etc), as well as restoration and enhancement goals. At a minimum, the plan shall provide for the following:

- a. A baseline assessment, including photographs, of the current physical and ecological condition of the restoration and enhancement area;
- b. A description of the goals and measurable success criteria of the plan, including, at a minimum, the requirement that success be determined after a period of at least three years wherein the site has been subject to no remediation or maintenance activities other than weeding, and this condition be maintained in perpetuity.
- c. Removal of invasive and non-native plant species;
- d. Planting of native species of local stock appropriate to the Little Cayucos Creek riparian corridor, including provision of fall and winter-flowering nectar sources for Monarch butterflies at appropriate locations. Non-native and/or invasive plant species shall be prohibited;
- e. Monitoring and maintenance provisions including a schedule of the proposed monitoring and maintenance activities to ensure that success criteria are achieved;
- f. Provision of submission of annual reports of monitoring results to the Department of Planning and Building, beginning the first year after completion of the restoration effort and concluding once success criteria have been achieved. Each report shall document the condition of the site area with photographs taken from the same fixed points in the same directions, shall describe the progress towards reaching the success criteria of the plan, and shall make recommendations (if any) on changes necessary to achieve success.

BR-7 Within one week of ground disturbance or tree removal/trimming activities, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. To avoid impacts to nesting birds, grading and construction activities that affect trees and grasslands shall not be conducted during the breeding season from March 1 to August 31. If construction activities must be conducted during this period, nesting bird surveys shall take place within one week of habitat disturbance. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged. Construction activities shall observe a 300-foot buffer for active raptor nests. Buffers may be reduced if a qualified ornithologist determines that project activities will not affect the nesting birds. A preconstruction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring

requirements. A map of the Project site and nest locations shall be included with the report. The Project biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

BR-8 Prior to ground disturbance, a focused preconstruction survey for legless lizards shall be conducted in proposed work areas immediately prior to ground-breaking activities that would affect potentially suitable habitat, as determined by the project biologist. The preconstruction survey shall be conducted by a qualified biologist familiar with legless lizard ecology and survey methods, and with approval from California Department of Fish and Wildlife to relocate legless lizards out of harm's way. The scope of the survey shall be determined by a qualified biologist and shall be sufficient to determine presence or absence in the project areas. If the focused survey results are negative, a letter report shall be submitted to the County, and no further action shall be required. If legless lizards are found to be present in the proposed work areas the following steps shall be taken:

- a. Legless lizards shall be captured by hand by the project biologist and relocated to an appropriate location well outside the project areas.
- b. Construction monitoring shall be required for all new ground-breaking activities located within legless lizard habitat. Construction monitors shall capture and relocate legless lizards as specified above.

BR-9 Prior to construction, occupied nests of special status bird species shall be mapped using GPS or survey equipment. Work shall not be allowed within a 100 foot buffer for songbirds and 300 for nesting raptors while the nest is in use. The buffer zone shall be delineated on the ground with orange construction fencing where it overlaps work areas.

BR-10 Prior to construction, occupied nests of special status bird species that are within 100 feet of project work areas shall be monitored at least every two weeks through the nesting season to document nest success and check for project compliance with buffer zones. Once burrows or nests are deemed inactive and/or chicks have fledged and are no longer dependent on the nest, work may commence in these areas.

BR-11 Prior to removal of any trees over 20 inches DBH, a survey shall be conducted by a qualified biologist to determine if any of the trees proposed for removal or trimming, or if any structures proposed for removal harbor sensitive bat species or maternal bat colonies. If a non-maternal roost is found, the qualified biologist, with prior approval from California Department of Fish and Game, will install one-way valves or other appropriate passive relocation method. For each occupied roost removed, one bat box shall be installed in similar habitat and should have similar cavity or crevices properties to those which are removed, including access, ventilation, dimensions, height above ground, and thermal conditions. Maternal bat colonies may not be disturbed.

BR-12 At the time of application for subdivision improvement plans, grading permits, and construction permits, the applicant shall clearly show on the project plans the type, size, and location of all trees to be removed as part of the project and all remaining trees within 50 feet of construction activities. The project plans shall also show the type and location of tree protection measures to be employed. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone protected with orange construction fencing prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be

constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

BR-13 Upon submittal of tract improvement plans, all measures provided in the Mitigation Monitoring and Reporting Plan shall be shown on applicable plans relating to restoration of sensitive plants impacted. Should any measures conflict with conditions of approval, conditions of approval shall be considered superior. These measures shall be completed prior to recordation of final map.

Cultural Resources

CR-1 If unanticipated paleontological or cultural resources are encountered during construction, all work must halt within 50 feet until the finding has been evaluated by a San Luis Obispo County approved paleontologist or archeologist (depending on the nature of the discovery).

Geology and Soils

GEO-1 Prior to issuance of construction and/or grading permits, the applicant shall submit a complete drainage, erosion, and sedimentation control plan for review and approval, by the Public Works Department, in accordance with Section 23.05.040 through 23.05.050 of the Coastal Zone Land Use Ordinance. The plan shall use sediment control measures to protect Little Cayucos Creek. Installation of erosion and sedimentation control devices shall be installed around the perimeter of the construction zone. No flows shall be directed to Cayucos Creek without NPDES permit. The plan shall include the following:

- a. **Implementation of Best Management Practices during Construction.** The Plan shall identify the types and location of the measures that will be implemented during construction to prevent erosion, sedimentation, and the discharge of pollutants in the Little Cayucos Creek during construction. These measures shall be designed in accordance to the California Storm Water Best Management Practices Handbook and the San Luis Obispo County Resources Conservation District, as such:
 - i. Limit the extent of land disturbance to the minimum amount necessary to construct the project;
 - ii. Designate areas for the staging of construction equipment and materials, including receptacles and temporary stockpiles of graded materials, which must be covered on a daily basis;
 - iii. Provide installation of silt fences, temporary detention basins, and/or other controls to intercept, filter, and remove sediments contained in the runoff from construction, staging, and storage/stockpiled areas;
 - iv. Provide hydro seeding (with native plants) of disturbed areas immediately upon conclusion of construction activities;
 - v. Good construction measures such as the use of dry cleanup measures whenever possible, collecting and filtering cleanup water when dry cleanup methods are not feasible, cleaning and refueling construction equipment at designated off site maintenance areas, and immediate cleanup of any leaks or spills.
- b. **Permanent Drainage and Erosion Control Plan.** The Plan shall include and clearly identify all permanent measures to control and direct all site runoff and a drainage system designed to collect all on-site drainage (in gutters, pipers, drainage ditches, swales, etc.) for use in on-site irrigation, infiltrations, and/or habitat enhancement, and/or directed to off-

site storm drain systems. The Plan shall be prepared by a licensed engineer and incorporate structure and non-structural Best Management Practices (BMPs) designed to control the volume, velocity, and pollutant load of stormwater and other run-off associated with the development. The Plan shall include required calculations and documentations for all BMPs proposed and shall, at the minimum provide for:

- i. Drainage system designed to filter and treat the volume of runoff produced from irrigation and storm event up to and including the as" percentile 24-hour runoff event for volume-based BMPs and/or the 85th percentile, 1 hour runoff event (with an appropriate safety factor) for flow-based BMPs , prior to its use for on-site infiltration, landscape irrigation, habitat enhancement, and/or discharge offsite. All filtering and treating mechanism shall be clearly identified, and supporting technical information shall be provided.
- ii. Runoff from the roofs, driveways, parking lots, and other impervious surfaces shall be collected and directed into pervious areas on the site for infiltration to the maximum extent practicable in a non-erosive manner, prior to being conveyed off-site;
- iii. Post-development peak runoff rates and volumes shall be maintained at levels similar to, or less than, pre-development conditions;
- iv. All runoff shall be directed away from the creek/riparian habitat area unless proven appropriate for habitat enhancement process;
- v. All drainage system elements shall be permanently operated and maintained.

GEO-2 At the time of application for grading and/or construction permit(s), the applicant shall show the limits of the 100 year floodway on the site plan and all development located outside of the floodway and submit to Public Works for approval.

GEO-3 Prior to initiation of tract improvements, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP). As applicable, all construction-related protection measures specified in the SWPPP shall be installed prior to work beginning.

GEO-4 All disturbed areas shall be restored as soon as possible. If the area is within close proximity of a sensitive habitat, a compatible native seed mix shall be used to revegetate the restored area (see following list). The same revegetation treatment shall apply for any areas to be left undisturbed for more than 30 days.

January 26, 2016

**DEVELOPER'S STATEMENT FOR CAMPBELL-SHEPPARD/DAN LLOYD
TENTATIVE TRACT MAP AND DEVELOPMENT PLAN
ED15-023/SUB2015-00001**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

The following mitigation measures address impacts that may occur as a result of the development of the project.

Air Quality

AQ-1 During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- a. Reduce the amount of disturbed area where possible,
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
- c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- d. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
- e. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
- f. All dirt stock-pile areas should be sprayed daily as needed.

AQ-2 No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District (APCD). The application

shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

- AQ-3 "Naturally-occurring asbestos" has been identified by the State Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to construction permit issuance**, a geologic investigation will be prepared and then submitted to the county to determine the presence of naturally-occurring asbestos. If naturally occurring asbestos is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM before grading begins. These requirements may include, but are not limited to, 1) preparation of an "Asbestos Dust Mitigation Plan", which must be approved by APCD before grading begins; 2) an "Asbestos Health and Safety Program", as determined necessary by APCD. If NOA is not present, an exemption request shall be filed with the APCD. (For any questions regarding these requirements, contact the APCD at (805) 781-5912 or go to <http://www.slocleanair.org/business/asbestos.php>). **Prior to final inspection or occupancy, whichever occurs first**, when naturally-occurring asbestos is encountered, the applicant shall provide verification from APCD that the above measures have been incorporated into the project.

Monitoring: Required at the time of application for construction permits. Compliance will be verified by the Air Pollution Control District and County Department of Planning and Building.

Biological Resources

- BR-1 Prior to issuance of grading and/or construction permits, the applicant shall retain a biological consultant approved by the County Planning and Building Department to monitor the implementation of the biological mitigation measures and erosion and sedimentation control measures during grading and construction activities. The biologist shall monitor the installation of fencing as per the approved construction plans and, at a minimum, monitor the construction activities once per week and provide a summary report to the County Planning Department at the close of construction activities. Construction activities shall be limited to the dry season (April 15 through October 15).
- BR-2 Prior to issuance of a grading permit, the applicant shall execute and record an open space easement for creek habitat protection, in a form approved by County Counsel and the Executive Director of California Coastal Commission in conformance with applicable Coastal Act regulations, for Lot 8 and the portions of Lots 6 and 7 outside the development envelope. The open space easement shall be 14,089 square feet and include a formal legal description and graphic

depiction of subject properties including the Little Cayucos Creek Riparian Habitat Area. Development shall be prohibited in the open space area except for:

- a. Restoration, protection, and enhancement of native riparian habitat and Monarch butterfly habitat consistent with the terms of the Final Landscape Restoration and Enhancement Plan;
- b. Public interpretive access improvements approved by a coastal development permit.

BR-3 As a part of a second sheet of the tract map and included as a part of any individual construction permit application, and included in any CC&Rs developed for the project, the following shall apply to the areas within the open space area: no oak trees, or other visually significant vegetation, shall be impacted or removed (removing and impacting trees for leach lines shall be to the least extent feasible); no activities shall be allowed that could adversely impact the sensitive vegetation, as defined in the Botanical Assessment (Althouse and Meade, 2015). Any removal of non-sensitive vegetation shall be done by hand, and by a qualified individual that can identify and avoid those sensitive species identified in the Botanical Assessment. Any vegetation removal shall be consistent with the procedures in the Landscape Restoration and Enhancement Plan described below.

BR-4 Little Cayucos Creek Setback. Other than habitat restoration related to development, all development including but not limited to cut and fill slopes, retaining walls, drainage features, decking, and parking areas, shall be setback a minimum distance of 20 feet from the upland edge of little Cayucos Creek riparian vegetation. Solid wood or rail fencing is permitted as follows: 6-foot high solid wood fence along the Cypress Glen frontage of Lot 7 a distance not to exceed 25- feet from the rear of the new residence on Lot 7; a solid 6-foot high solid wood fence between Lots 6 and 7 no further than 25-feet from the rear of the new residence on Lot 7; a 42-inch high rail fence with wire mesh along the rear on Lots 6 and 7, and along the southwest property line of Lot 6; and a 6-foot high solid wood fence on the southwest property line of Lot 6, extending no further than 10-feet from the rear of the new residence on Lot 6. Development of rear yards on lots 6 and 7 will be consistent with the Riparian Restoration and Landscape Enhancement Plan and will include only landscaping compatible with the adjacent riparian area such as native plants.

BR-5 Prior to issuance of grading and/or construction permit(s), the applicant shall submit a landscaping plan including native, drought and fire resistant species that are compatible with the habitat values of the surrounding habitat and compliant with the Landscape Restoration and Enhancement Plan (LREP). Landscaped areas within the Approved Development Envelope shall consist only of native plants of local origin that are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be so identified from time to time by the State of California, and no plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be planted or allowed to

naturalize or persist on the property except for existing eucalyptus trees associated with the Monarch butterfly habitat.

BR-6 Prior to issuance of grading and/or construction permit(s), the applicant shall submit the Landscape Restoration and Enhancement Plan (LREP) to the Department of Planning and Building for review and approval. The LREP shall provide for riparian corridor landscape restoration and enhancement in the Little Cayucos Creek Riparian Habitat Area, with the goal of enhancing and restoring this area to self-sustaining and high resource value natural habitat state. The LREP shall be prepared by a qualified restoration ecologist, and shall incorporate specific conditions of the site (including soil, exposure, temperature, moisture, wind, etc), as well as restoration and enhancement goals. At a minimum, the plan shall provide for the following:

- a. A baseline assessment, including photographs, of the current physical and ecological condition of the restoration and enhancement area;
- b. A description of the goals and measurable success criteria of the plan, including, at a minimum, the requirement that success be determined after a period of at least three years wherein the site has been subject to no remediation or maintenance activities other than weeding, and this condition be maintained in perpetuity.
- c. Removal of invasive and non-native plant species;
- d. Planting of native species of local stock appropriate to the Little Cayucos Creek riparian corridor, including provision of fall and winter-flowering nectar sources for Monarch butterflies at appropriate locations. Non-native and/or invasive plant species shall be prohibited;
- e. Monitoring and maintenance provisions including a schedule of the proposed monitoring and maintenance activities to ensure that success criteria are achieved;
- f. Provision of submission of annual reports of monitoring results to the Department of Planning and Building, beginning the first year after completion of the restoration effort and concluding once success criteria have been achieved. Each report shall document the condition of the site area with photographs taken from the same fixed points in the same directions, shall describe the progress towards reaching the success criteria of the plan, and shall make recommendations (if any) on changes necessary to achieve success.

BR-7 Within one week of ground disturbance or tree removal/trimming activities, if work occurs between March 15 and August 15, nesting bird surveys shall be conducted. To avoid impacts to nesting birds, grading and construction activities that affect trees and grasslands shall not be conducted during the breeding season from March 1 to August 31. If construction activities must be conducted during this period, nesting bird surveys shall take place within one week of habitat disturbance. If surveys do not locate nesting birds, construction activities may be conducted. If nesting birds are located, no construction activities shall occur within 100 feet of nests until chicks are fledged. Construction activities shall observe a 300-foot buffer for active raptor nests. Buffers may be reduced if

a qualified ornithologist determines that project activities will not affect the nesting birds. A preconstruction survey report shall be submitted to the lead agency immediately upon completion of the survey. The report shall detail appropriate fencing or flagging of the buffer zone and make recommendations on additional monitoring requirements. A map of the Project site and nest locations shall be included with the report. The Project biologist conducting the nesting survey shall have the authority to reduce or increase the recommended buffer depending upon site conditions.

BR-8 Prior to ground disturbance, a focused preconstruction survey for legless lizards shall be conducted in proposed work areas immediately prior to ground-breaking activities that would affect potentially suitable habitat, as determined by the project biologist. The preconstruction survey shall be conducted by a qualified biologist familiar with legless lizard ecology and survey methods, and with approval from California Department of Fish and Wildlife to relocate legless lizards out of harm's way. The scope of the survey shall be determined by a qualified biologist and shall be sufficient to determine presence or absence in the project areas. If the focused survey results are negative, a letter report shall be submitted to the County, and no further action shall be required. If legless lizards are found to be present in the proposed work areas the following steps shall be taken:

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- b. Construction monitoring shall be required for all new ground-breaking activities located within legless lizard habitat. Construction monitors shall capture and relocate legless lizards as specified above.

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BR-11 Prior to removal of any trees over 20 inches DBH, a survey shall be conducted by a qualified biologist to determine if any of the trees proposed for removal or trimming, or if any structures proposed for removal harbor sensitive bat species or maternal bat colonies. If a non-maternal roost is found, the qualified biologist, with prior approval from California Department of Fish and Game, will install one-way valves or other appropriate passive relocation method. For each occupied

roost removed, one bat box shall be installed in similar habitat and should have similar cavity or crevices properties to those which are removed, including access, ventilation, dimensions, height above ground, and thermal conditions. Maternal bat colonies may not be disturbed.

BR-12 At the time of application for subdivision improvement plans, grading permits, and construction permits, the applicant shall clearly show on the project plans the type, size, and location of all trees to be removed as part of the project and all remaining trees within 50 feet of construction activities. The project plans shall also show the type and location of tree protection measures to be employed. All trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone protected with orange construction fencing prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

BR-13 Upon submittal of tract improvement plans, all measures provided in the Mitigation Monitoring and Reporting Plan shall be shown on applicable plans relating to restoration of sensitive plants impacted. Should any measures conflict with conditions of approval, conditions of approval shall be considered superior. These measures shall be completed prior to recordation of final map.

Monitoring: Required at the time of application for construction permits. Compliance will be verified by the County Department of Planning and Building.

Cultural Resources

CR-1 If unanticipated paleontological or cultural resources are encountered during construction, all work must halt within 50 feet until the finding has been evaluated by a San Luis Obispo County approved paleontologist or archeologist (depending on the nature of the discovery).

Monitoring: Required during grading and construction activities. Compliance will be verified by the County Department of Planning and Building.

Geology and Soils

GEO-1 Prior to issuance of construction and/or grading permits, the applicant shall submit a complete drainage, erosion, and sedimentation control plan for review

and approval, by the Public Works Department, in accordance with Section 23.05.040 through 23.05.050 of the Coastal Zone Land Use Ordinance. The plan shall use sediment control measures to protect Little Cayucos Creek. Installation of erosion and sedimentation control devices shall be installed around the perimeter of the construction zone. No flows shall be directed to Cayucos Creek without NPDES permit. The plan shall include the following:

- a. **Implementation of Best Management Practices during Construction.** The Plan shall identify the types and location of the measures that will be implemented during construction to prevent erosion, sedimentation, and the discharge of pollutants in the Little Cayucos Creek during construction. These measures shall be designed in accordance to the California Storm Water Best Management Practices Handbook and the San Luis Obispo County Resources Conservation District, as such:
 - i. Limit the extent of land disturbance to the minimum amount necessary to construct the project;
 - ii. Designate areas for the staging of construction equipment and materials, including receptacles and temporary stockpiles of graded materials, which must be covered on a daily basis;
 - iii. Provide installation of silt fences, temporary detention basins, and/or other controls to intercept, filter, and remove sediments contained in the runoff from construction, staging, and storage/stockpiled areas;
 - iv. Provide hydro seeding (with native plants) of disturbed areas immediately upon conclusion of construction activities;
 - v. Good construction measures such as the use of dry cleanup measures whenever possible, collecting and filtering cleanup water when dry cleanup methods are not feasible, cleaning and refueling construction equipment at designated off site maintenance areas, and immediate cleanup of any leaks or spills.
- b. **Permanent Drainage and Erosion Control Plan.** The Plan shall include and clearly identify all permanent measures to control and direct all site runoff and a drainage system designed to collect all on-site drainage (in gutters, pipes, drainage ditches, swales, etc.) for use in on-site irrigation, infiltrations, and/or habitat enhancement, and/or directed to off-site storm drain systems. The Plan shall be prepared by a licensed engineer and incorporate structure and non-structural Best Management Practices (BMPs) designed to control the volume, velocity, and pollutant load of stormwater and other run-off associated with the development. The Plan shall include required calculations and documentations for all BMPs proposed and shall, at the minimum provide for:
 - i. Drainage system designed to filter and treat the volume of runoff produced from irrigation and storm event up to and including the as" percentile 24-hour runoff event for volume-based BMPs and/or the 85th percentile, 1 hour runoff event (with an appropriate safety factor) for flow-based BMPs , prior to its use for on-site infiltration, landscape irrigation, habitat enhancement, and/or discharge offsite. All filtering and treating

- mechanism shall be clearly identified, and supporting technical information shall be provided.
- ii. Runoff from the roofs, driveways, parking lots, and other impervious surfaces shall be collected and directed into pervious areas on the site for infiltration to the maximum extent practicable in a non-erosive manner, prior to being conveyed off-site;
 - iii. Post-development peak runoff rates and volumes shall be maintained at levels similar to, or less than, pre-development conditions;
 - iv. All runoff shall be directed away from the creek/riparian habitat area unless proven appropriate for habitat enhancement process;
 - v. All drainage system elements shall be permanently operated and maintained.

GEO-2 At the time of application for grading and/or construction permit(s), the applicant shall show the limits of the 100 year floodway on the site plan and all development located outside of the floodway and submit to Public Works for approval.

GEO-3 Prior to initiation of tract improvements, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP). As applicable, all construction-related protection measures specified in the SWPPP shall be installed prior to work beginning.

GEO-4 All disturbed areas shall be restored as soon as possible. If the area is within close proximity of a sensitive habitat, a compatible native seed mix shall be used to revegetate the restored area (see following list). The same revegetation treatment shall apply for any areas to be left undisturbed for more than 30 days.

Monitoring: Required during grading and construction activities. Compliance will be verified by the County Department of Planning and Building.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.


Signature of Owner(s)

1-27-16
Date

DANIEL R. LLOYD

Name (Print)



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY
Attachment 6

Public Health Department

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer



Public Health
Prevent. Promote. Protect.

July 2, 2015

Landsite Incorporated
P.O. Box 378
Cayucos, CA 93430-0378

Attn: Dan Lloyd
Re: Tentative Map Tract 3074 (8 lots)
APN: 064-034-007, 399 E. Street Cayucos

Water Supply

This office is in receipt of a **preliminary** evidence of water (*Notification of Eligibility to Receive a Water Will Serve Letter*) from the Morro Rock Mutual Water Co. Inc. (dated July 1, 2015) to provide water to the above referenced project.

Be advised that a final "will serve" letter from the water company shall be obtained and submitted to this office for review and approval stating there are operable water facilities immediately available for connection to each of the parcels created prior to recordation of the final map. Water main extensions and related facilities may be bonded for, subject to the approval of County Public Works and Environmental Health Services. This bond must be reviewed and approved by County Public Works prior to recordation of the map.

Wastewater Disposal

This office is in receipt of a conditional Sewer Intent to Serve from the Cayucos Sanitary District (dated May 6, 2015) to provide wastewater service to the above referenced project.

Be advised that a final "will serve" letter from the waste water company shall be obtained and submitted to this office for review and approval stating there are operable sewer facilities immediately available for connection to each of the parcels created prior to recordation of the final map. Sewer main extensions and related facilities may be bonded for, subject to the approval of County Public Works and Environmental Health Services. This bond must be reviewed and approved by County Public Works prior to recordation of the map.

Tentative Map Tract 3074 is approved for Health Agency subdivision map processing.

LESLIE A TERRY, R.E.H.S.
Environmental Health Specialist
Land Use Section

c: Morro Rock Mutual
Cayucos Sanitary District



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/9/2015

TO:

Cayucos Fire Protection DistrictFROM: James Caruso (805-781-5702 or jcaruso@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: SUB2015-00001 TR3074 CAMPBELL-SHEPPA – Proposed tract map for an eight-lot single family detached subdivision (planned unit development). Site location is 399 E St, Cayucos. APN: 064-034-007

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

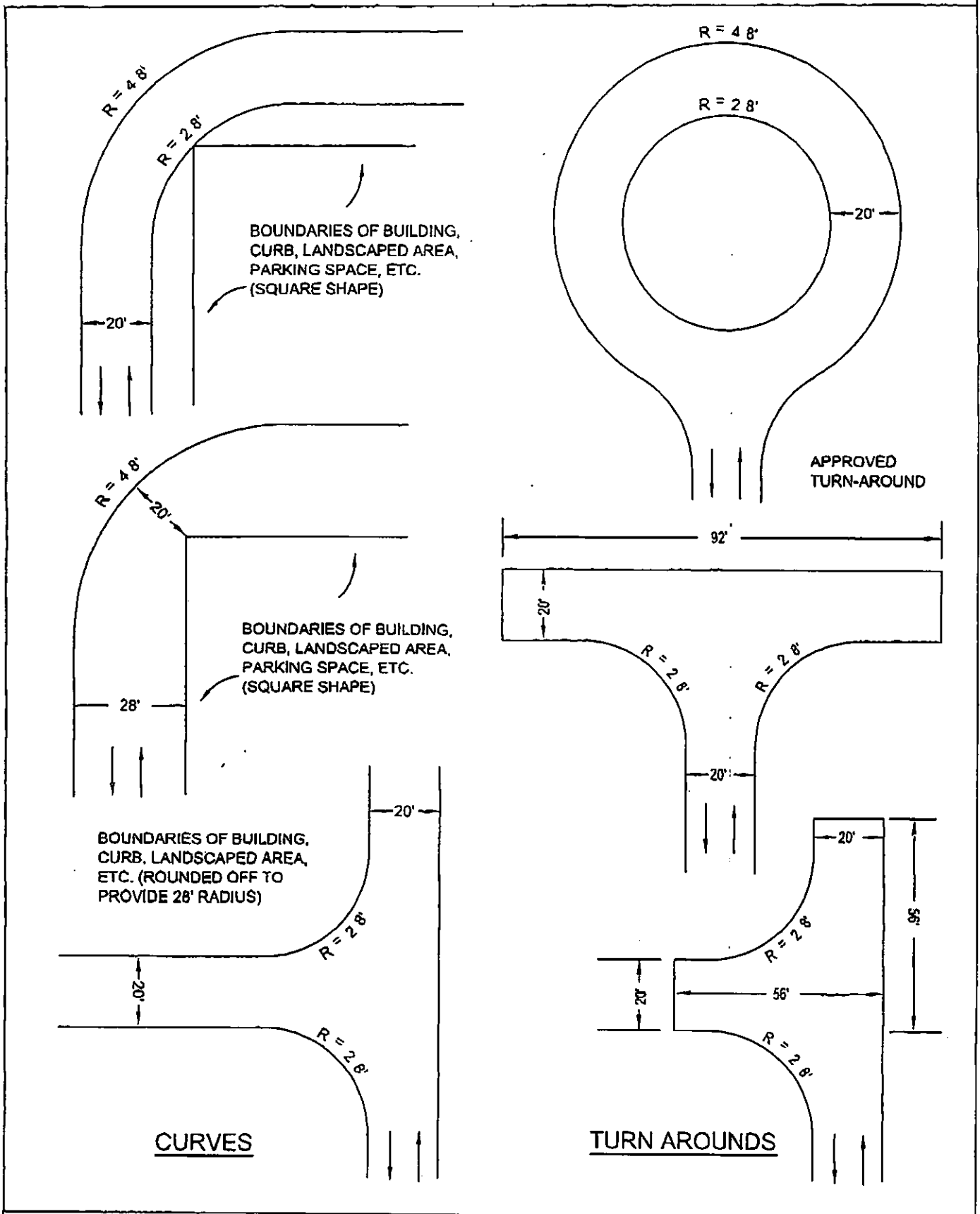
☐ YES
☒ NO(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
(Please go on to PART III)

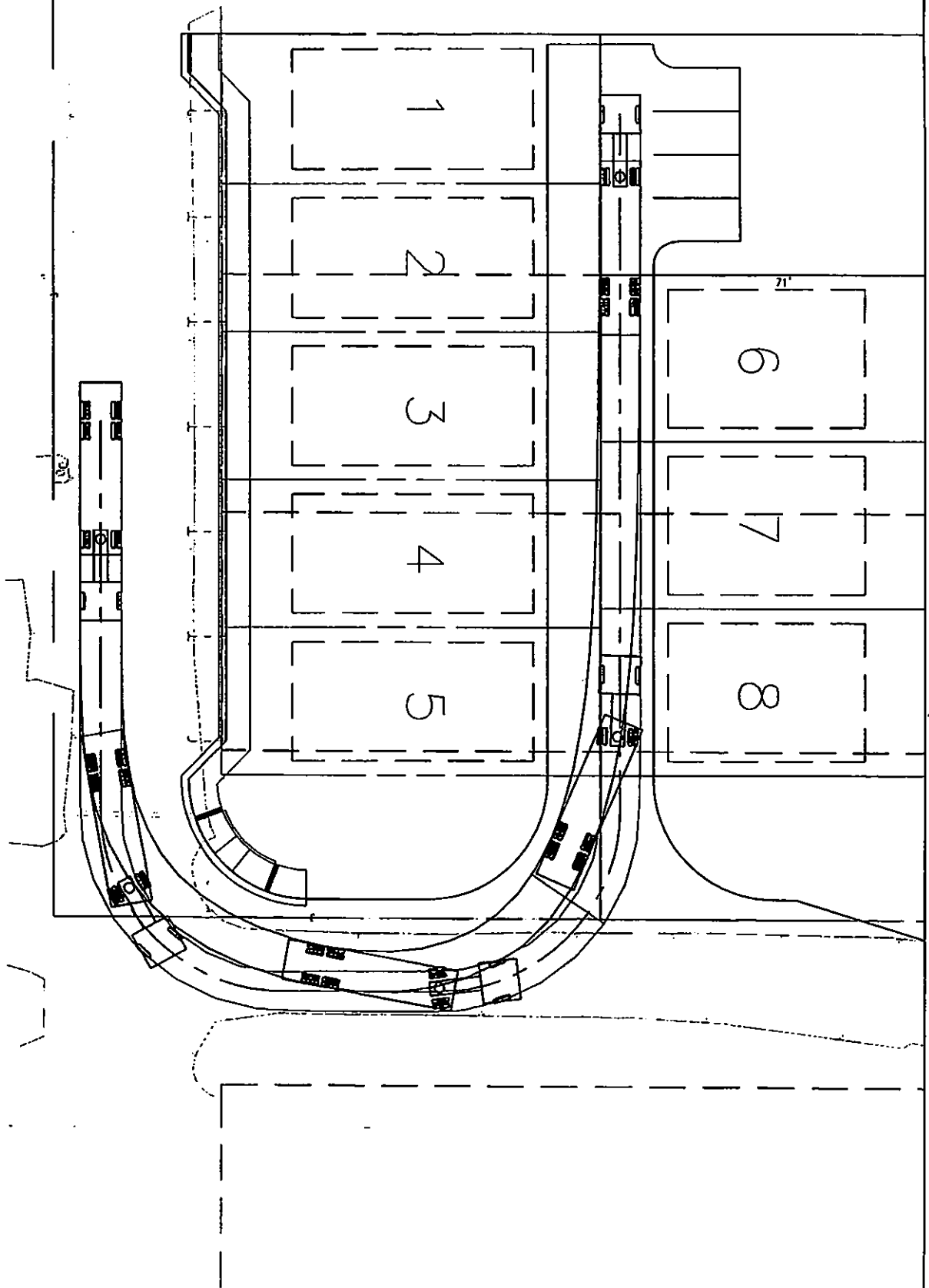
PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached turnaround Recommendations7/11/15
DateDoreen Gibson
Name
[Signature]805-995-3322
Phone





TRUCK TURN EXHIBIT



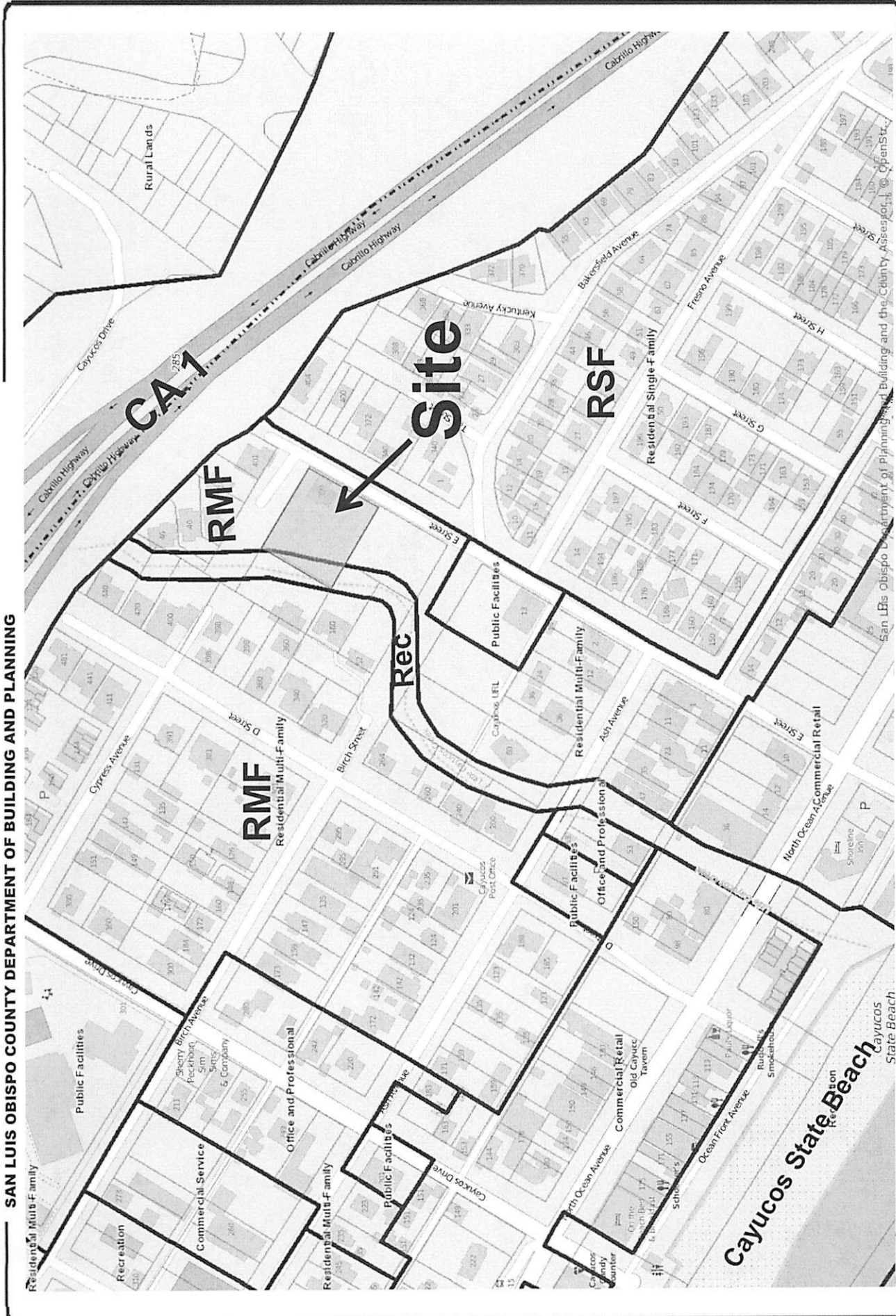
PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001

EXHIBIT



Vicinity Map



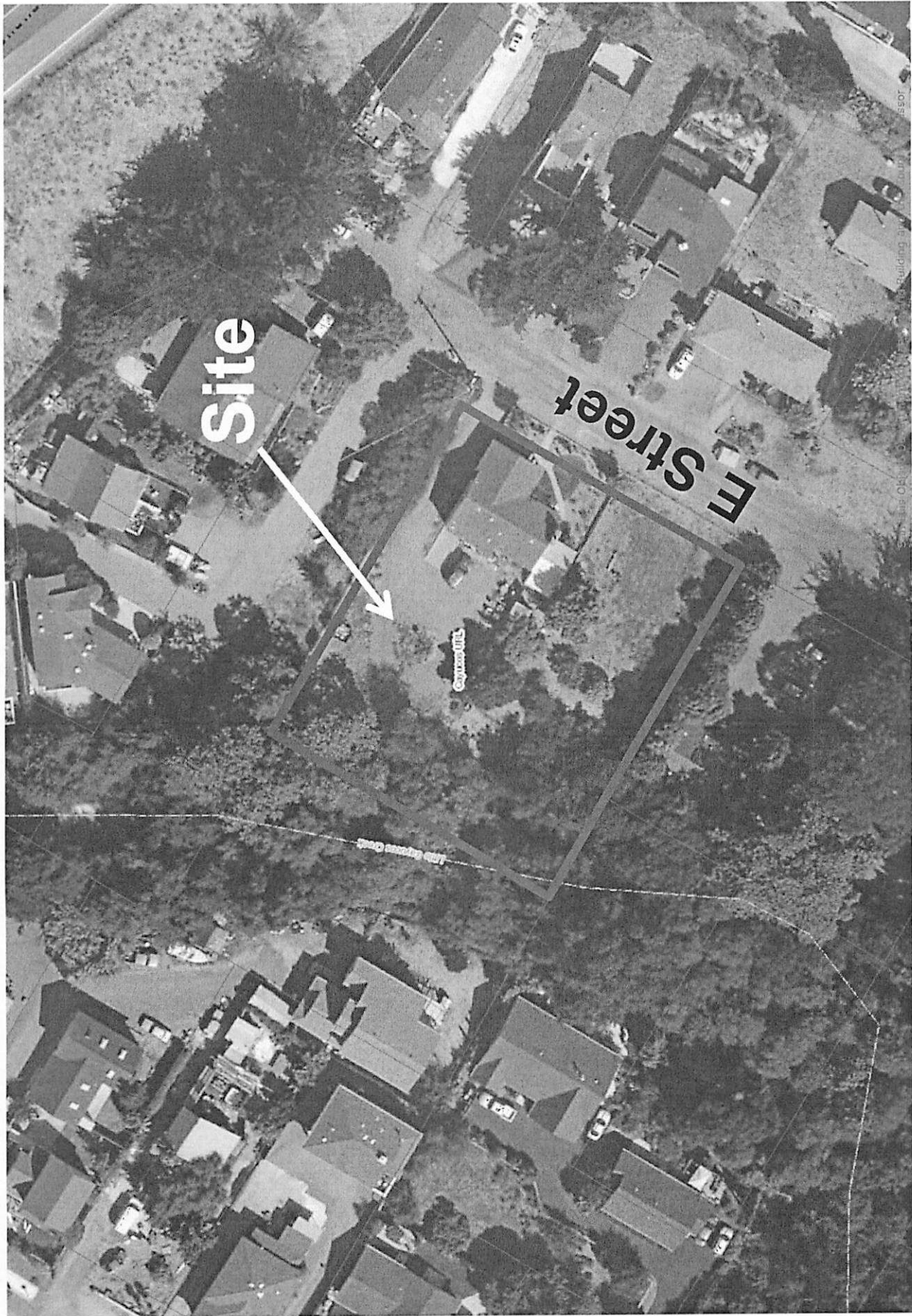
PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001

EXHIBIT

Land Use Category Map





EXHIBIT

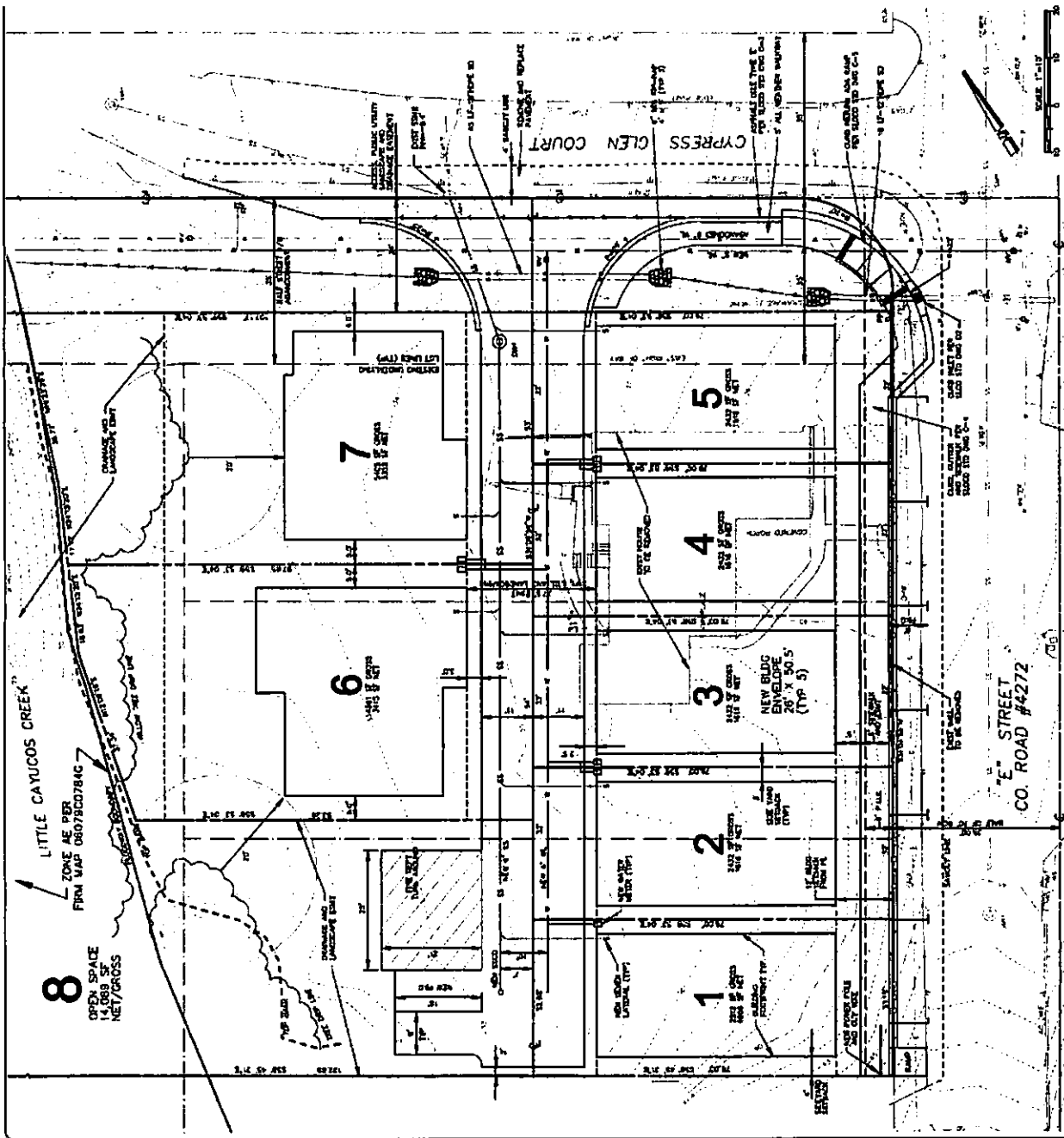
Aerial Photograph



PROJECT

Tentative Tract Map

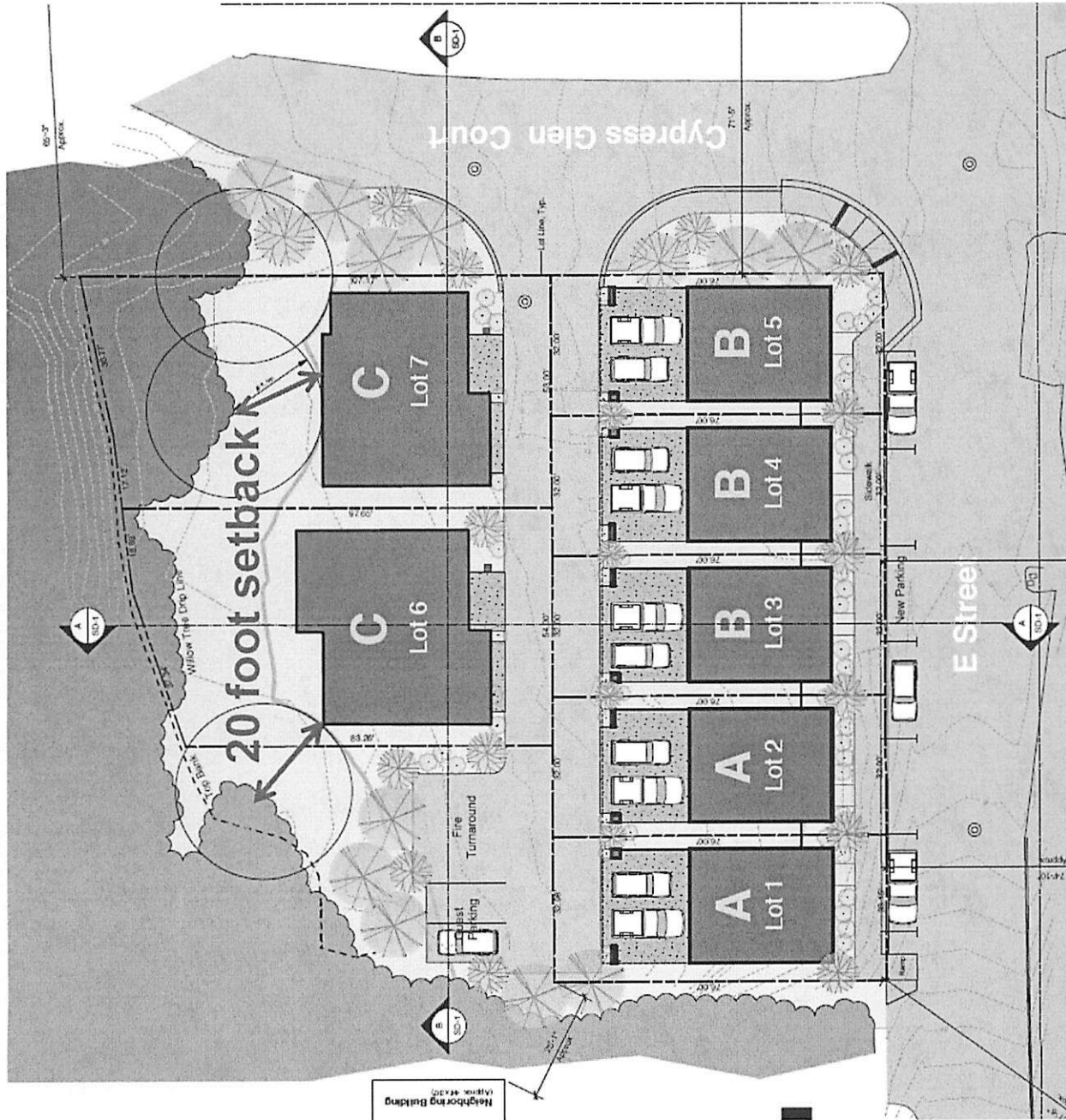
7 Unit Single Family Detached / SUB2015-00001



PROJECT
Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001



EXHIBIT
Tentative Tract Map



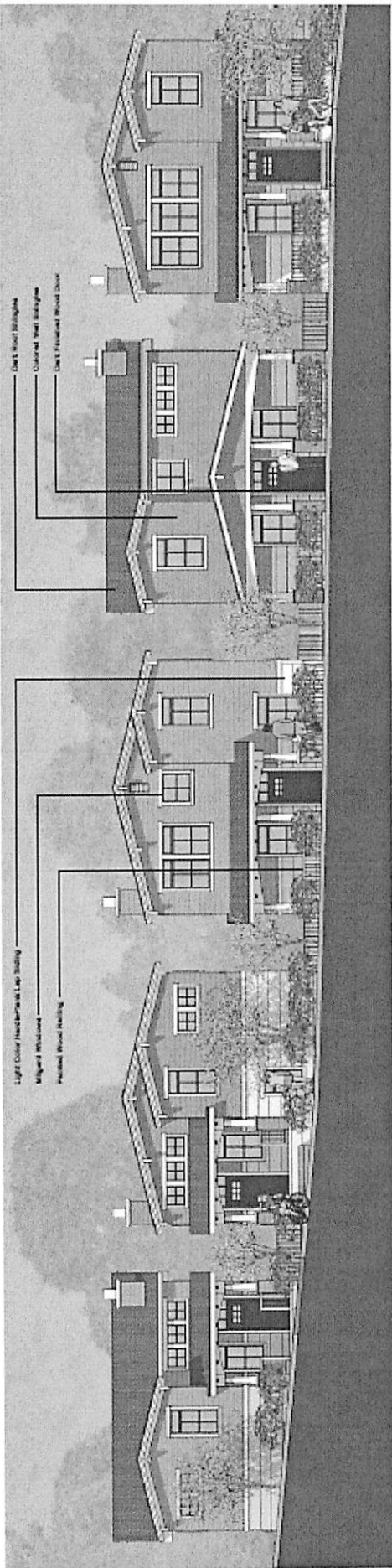
PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001

EXHIBIT

Site Plan





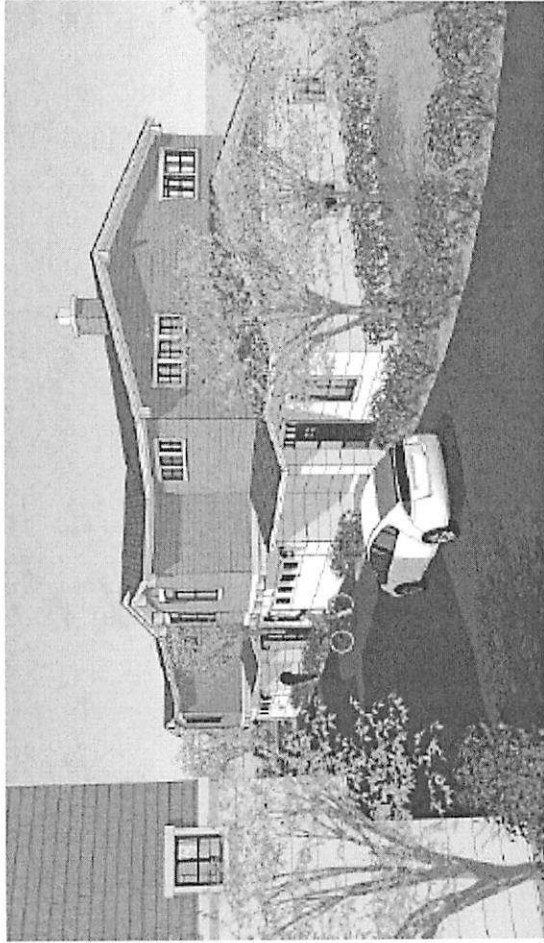
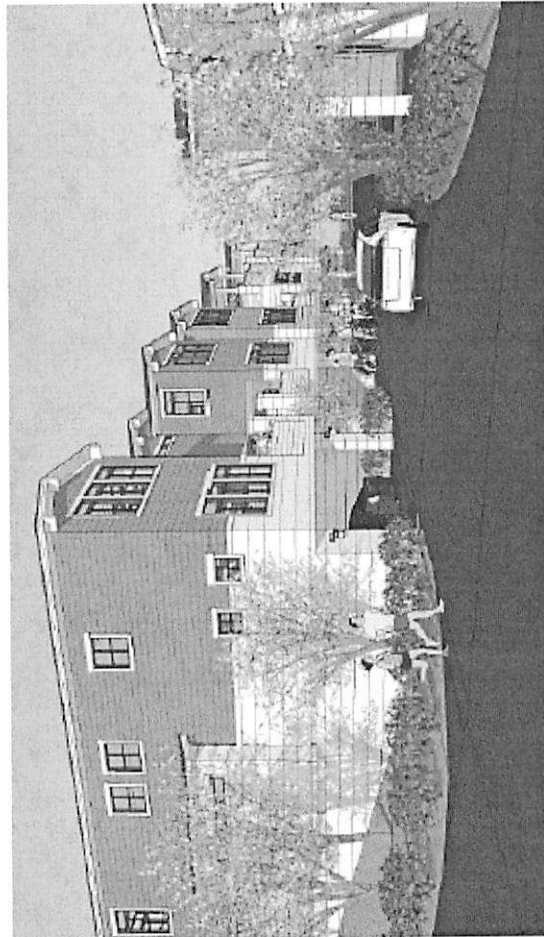
PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001

EXHIBIT

View from E Street





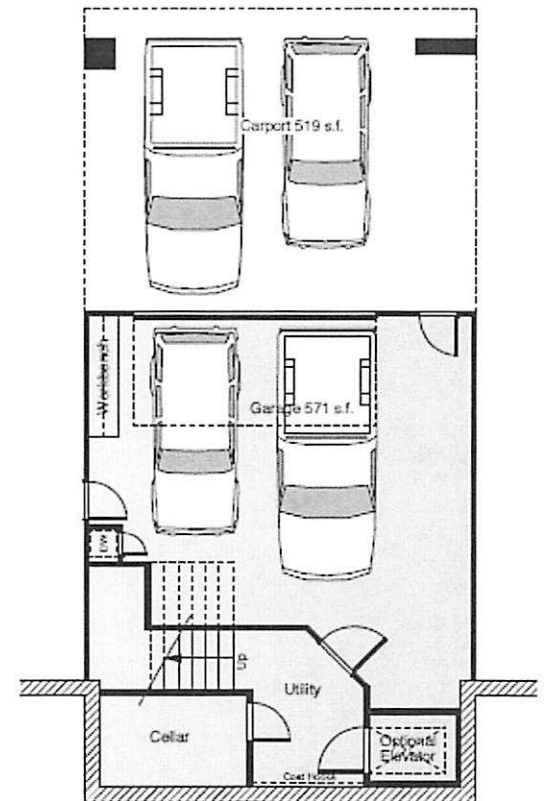
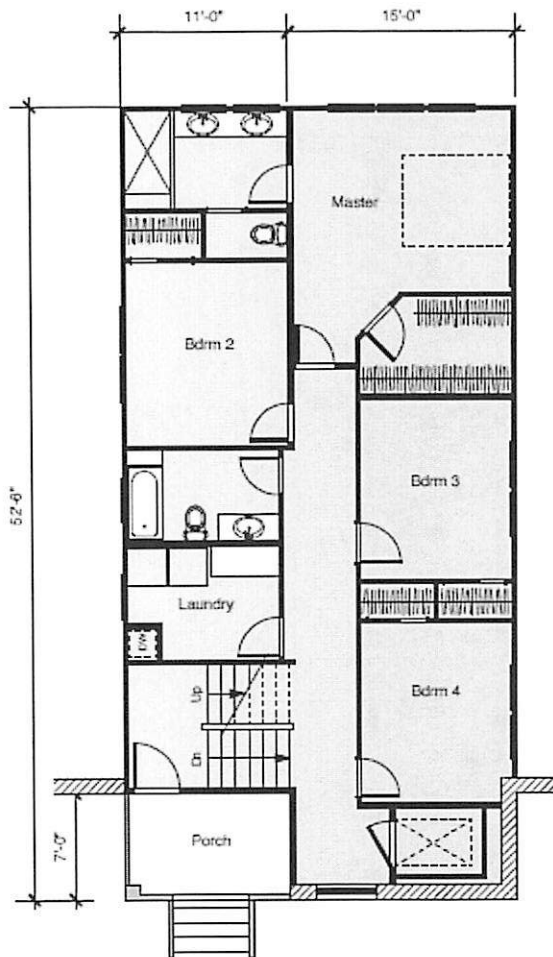
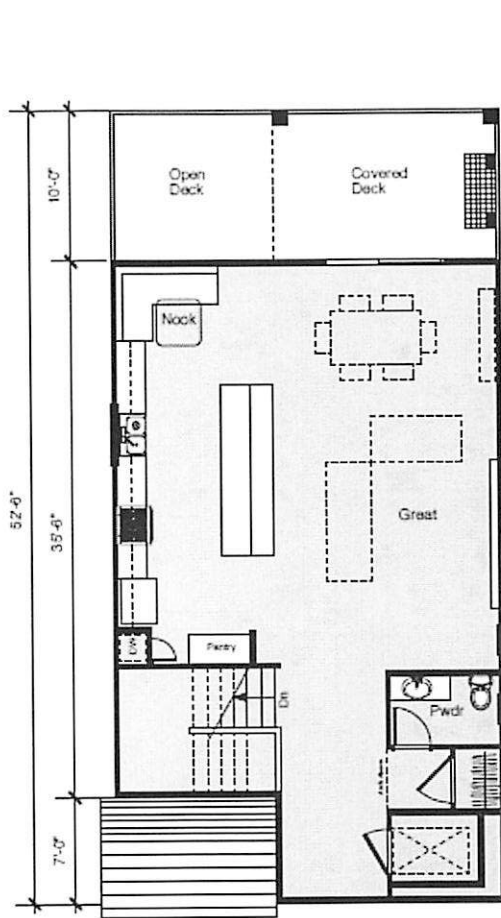
PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001

EXHIBIT

View from Cypress Glen Court





Plan North



Upper Floor Plan

Scale: 1/8" = 1'-0"

Mid Floor Plan

Lower Floor Plan

Windows will be adjusted to protect privacy

PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001



EXHIBIT

Building Type A Floor Plan



South Elevation

EXHIBIT

Building Type A South Elevation



PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001



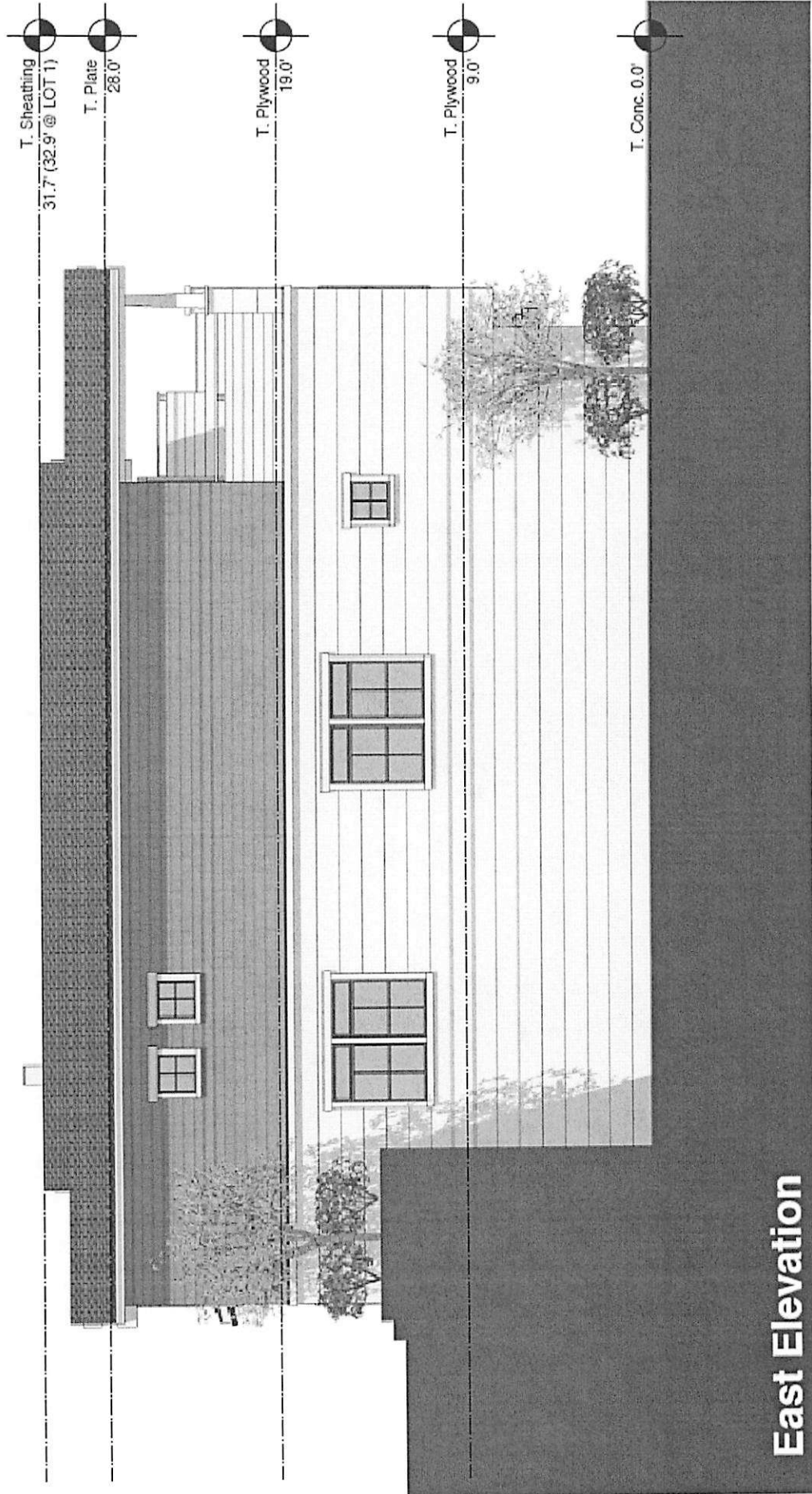
EXHIBIT

Building Type A North Elevation



PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001



EXHIBIT

Building Type A East Elevation



PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001

East Elevation



West Elevation

PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001

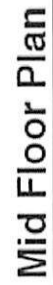
EXHIBIT

Building Type A West Elevation





Scale: 1/8" = 1'-0"



Windows will be adjusted to protect privacy



Building Type B Floor Plans

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001



PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001



EXHIBIT

Building Type B South Elevation



North Elevation

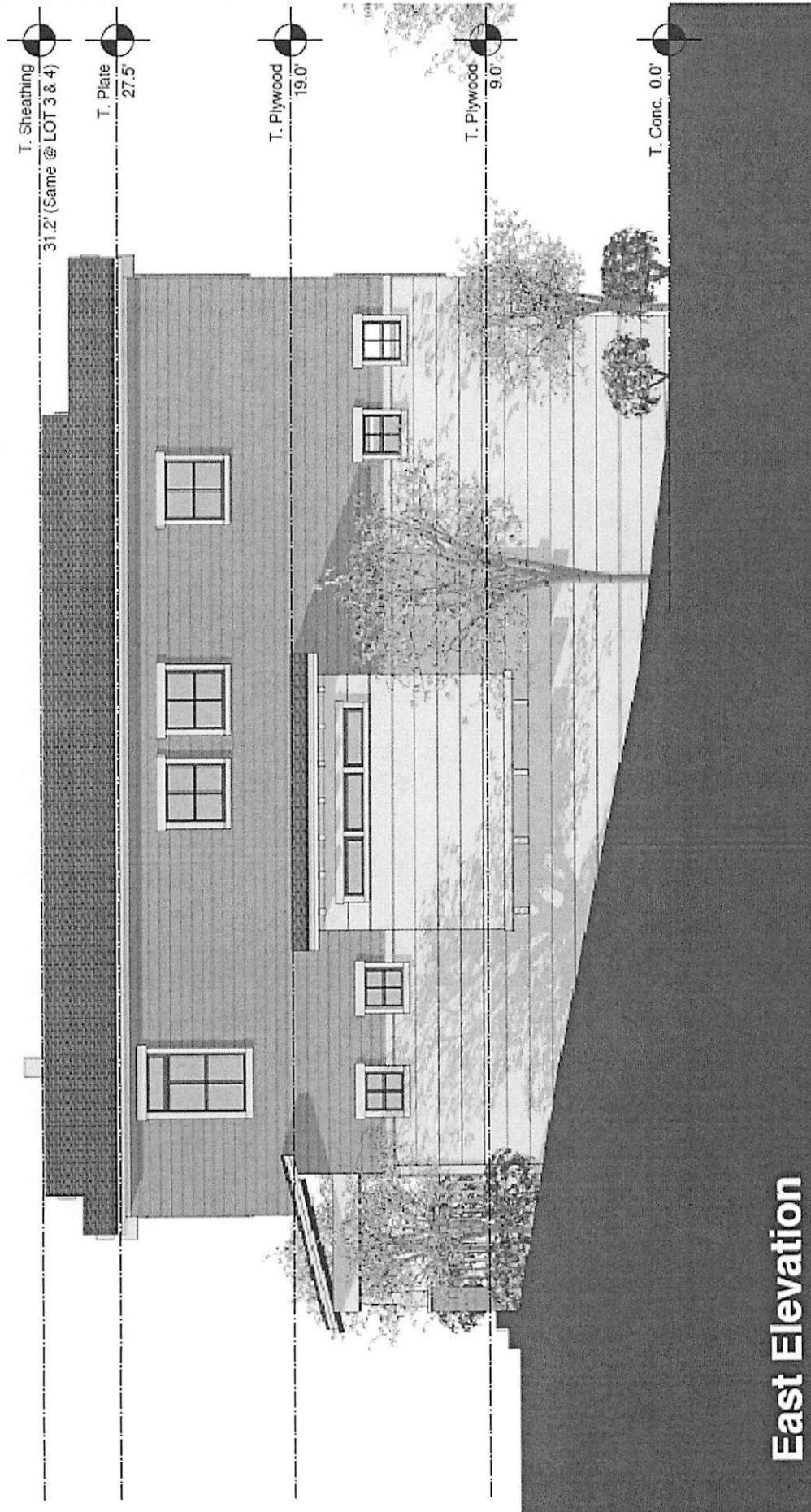
PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001

EXHIBIT

Building Type B North Elevation





EXHIBIT

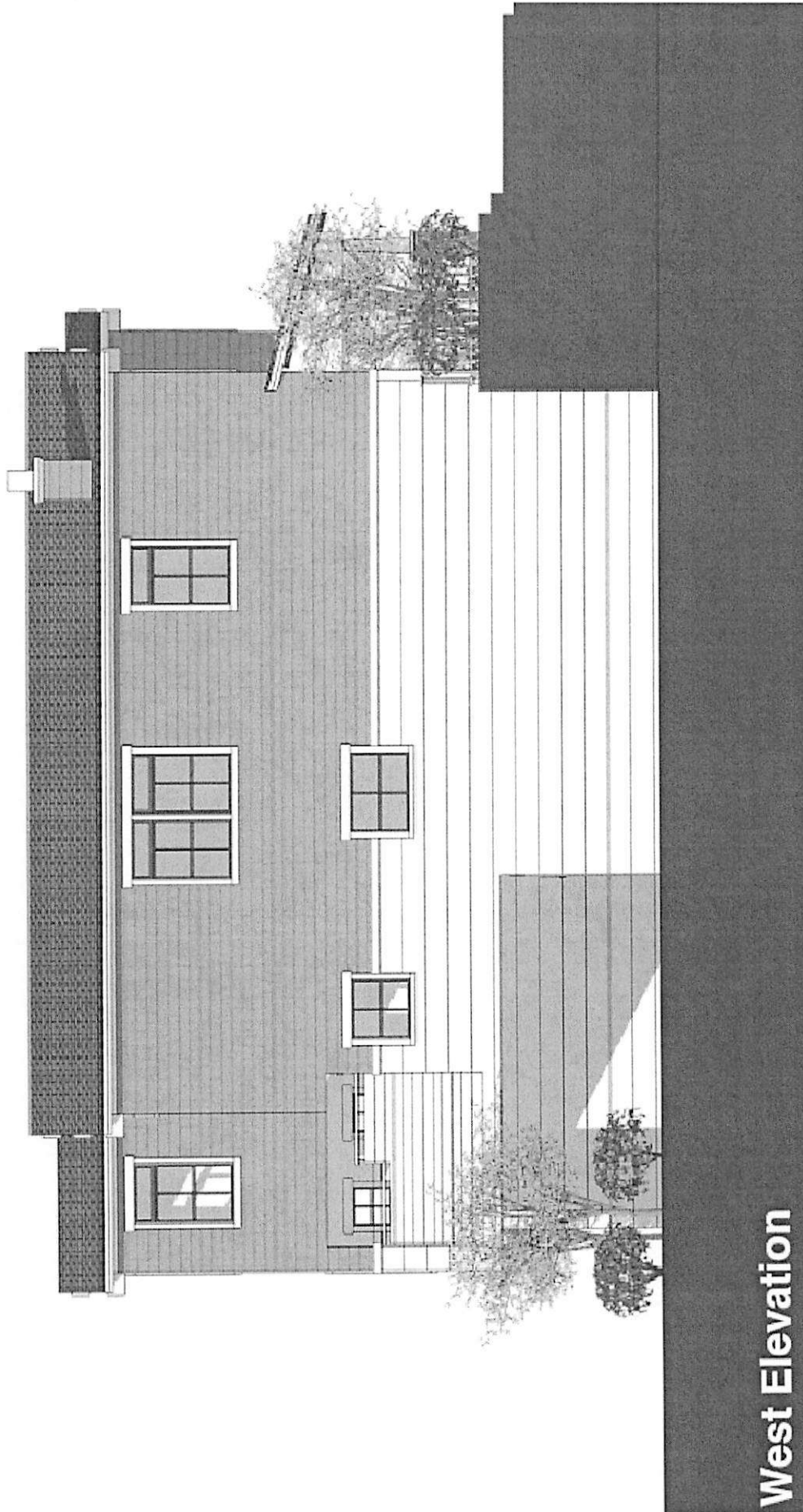
Building Type B East Elevation



PROJECT

Tentative Tract Map

7 Unit Single Family Detached / SUB2015-00001



EXHIBIT

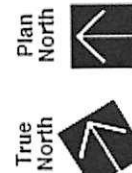
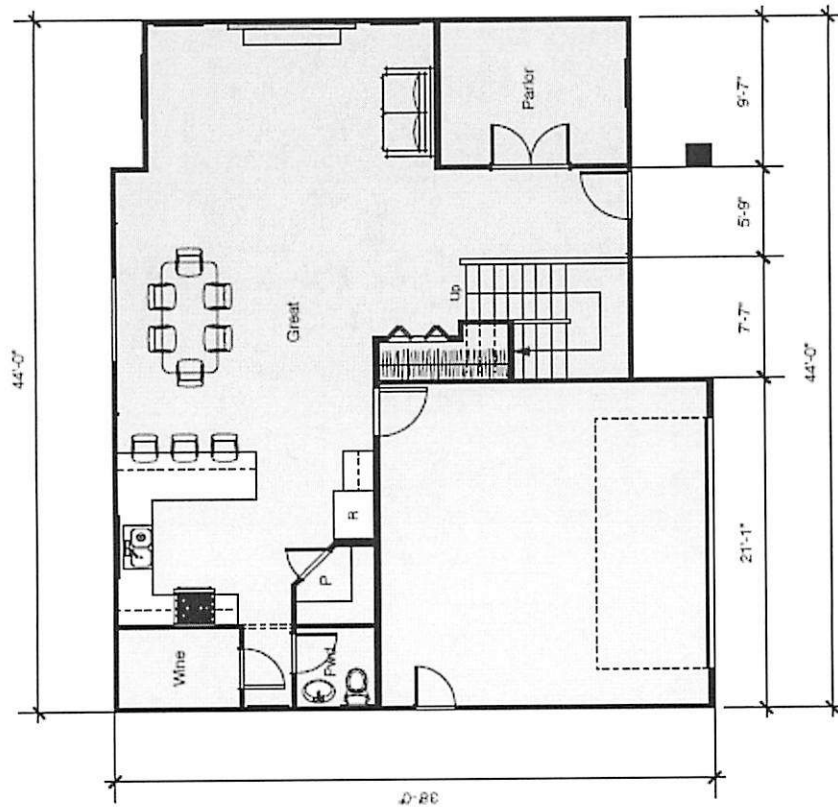
Building Type B West Elevation



PROJECT

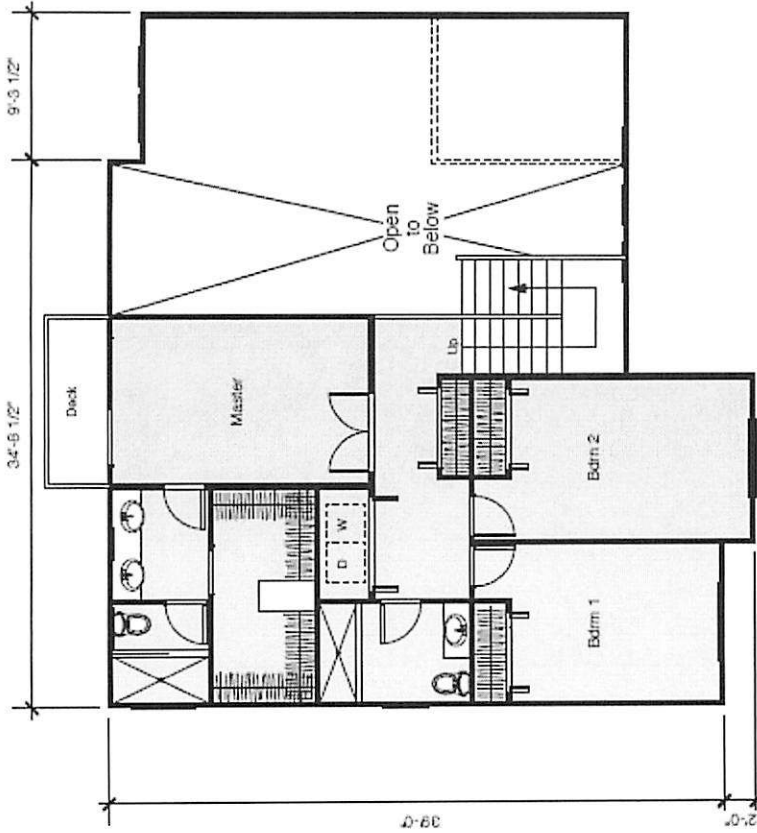
Tentative Tract Map

7 Unit Single Family Detached / SUB2015-00001



Upper Floor Plan

Scale: 1/8" = 1'-0"



Lower Floor Plan

Windows will be adjusted to protect privacy

PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001

EXHIBIT

Building Type C Floor Plans





South Elevation

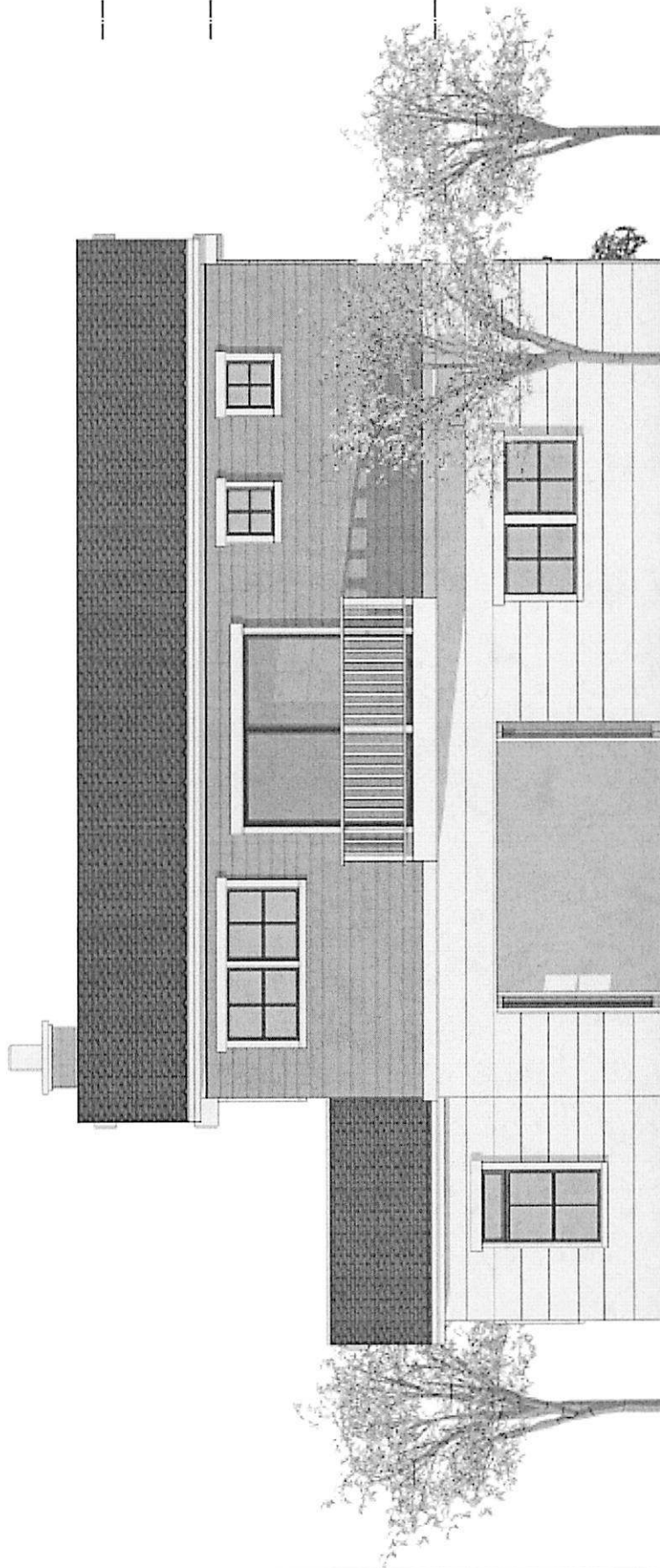
PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001

EXHIBIT

Building Type C South Elevation





North Elevation

PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001

EXHIBIT

Building Type C North Elevation





East Elevation

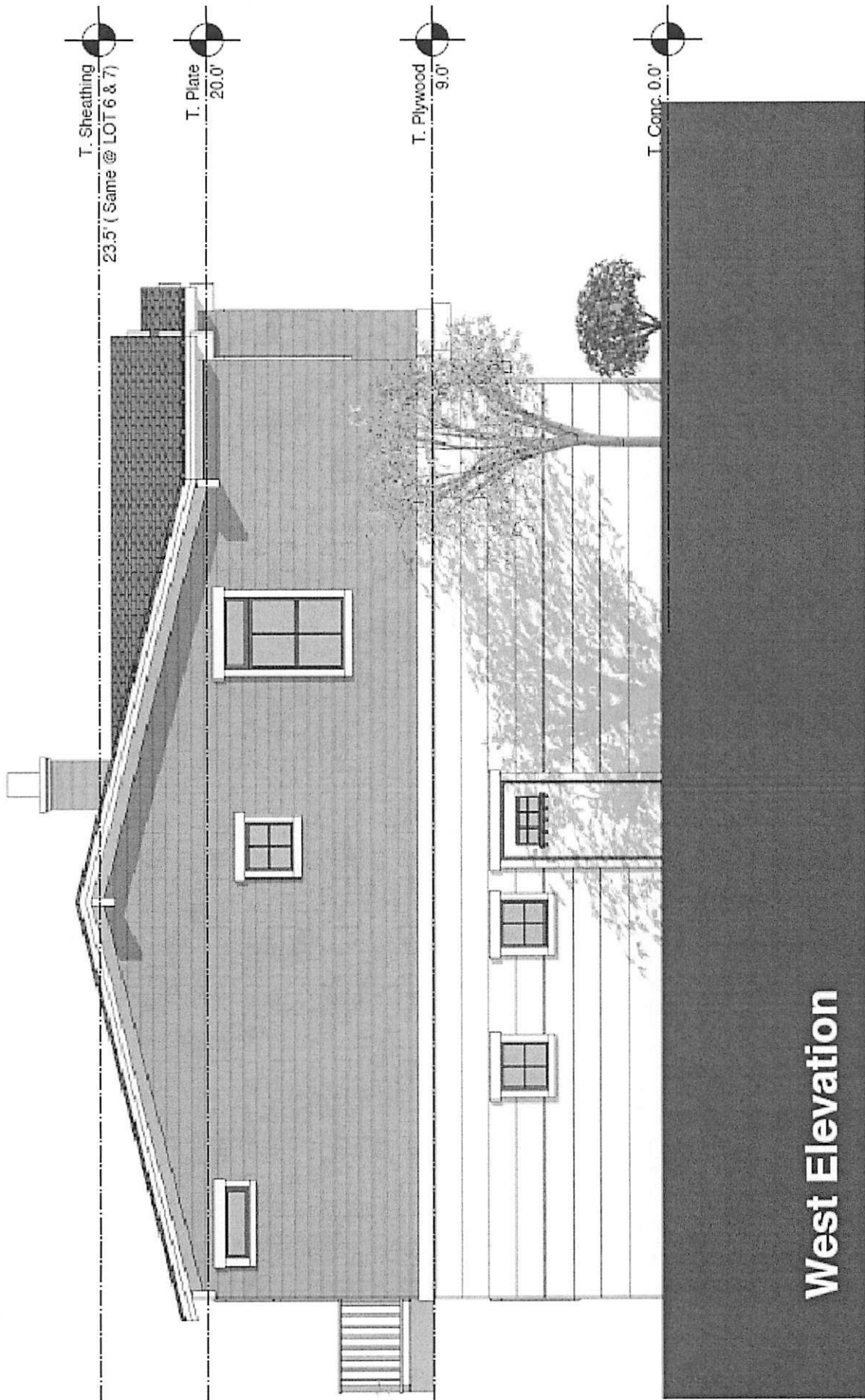
PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001

EXHIBIT

Building Type C East Elevation





West Elevation

PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001

EXHIBIT

Building Type C West Elevation



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

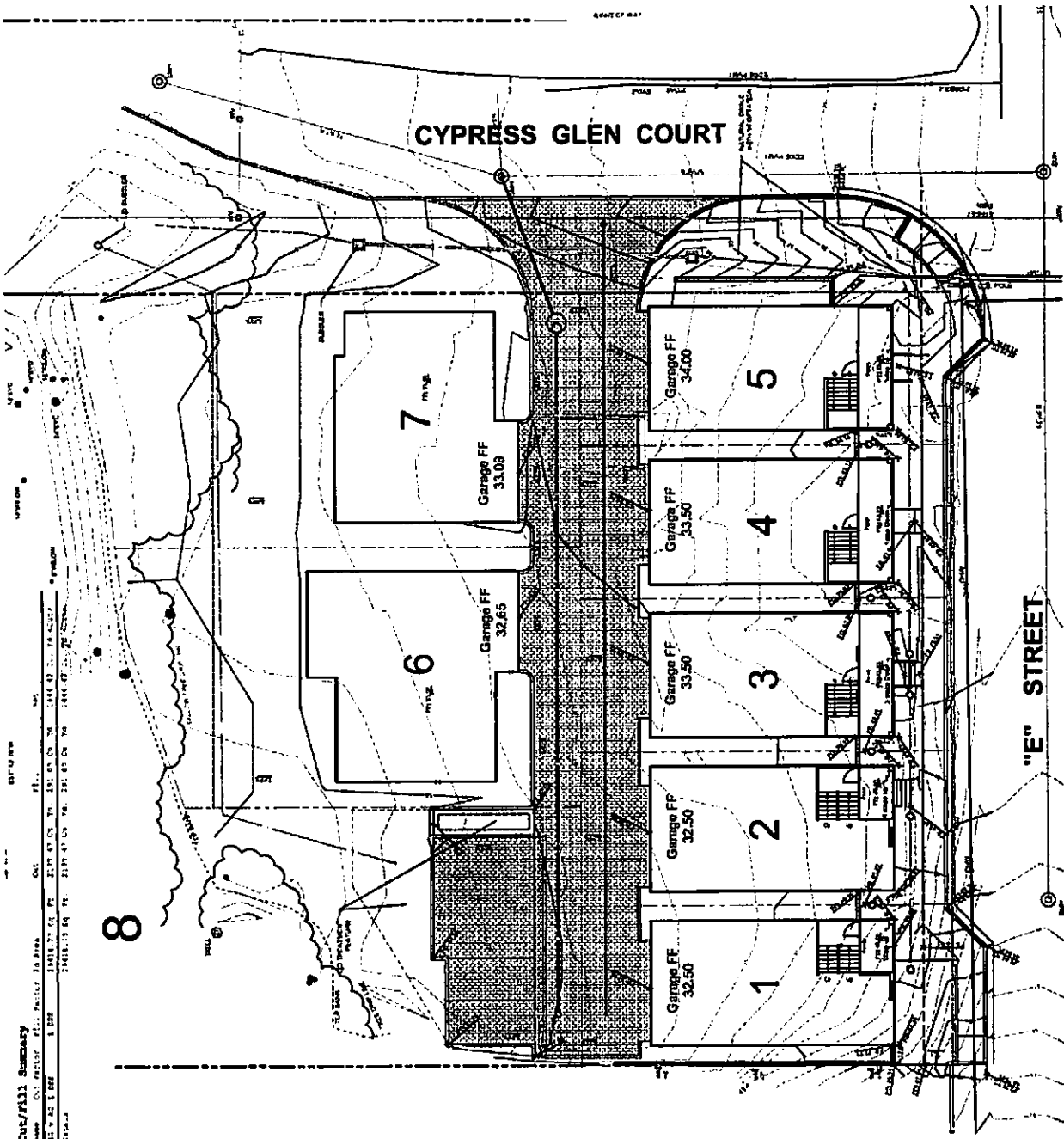
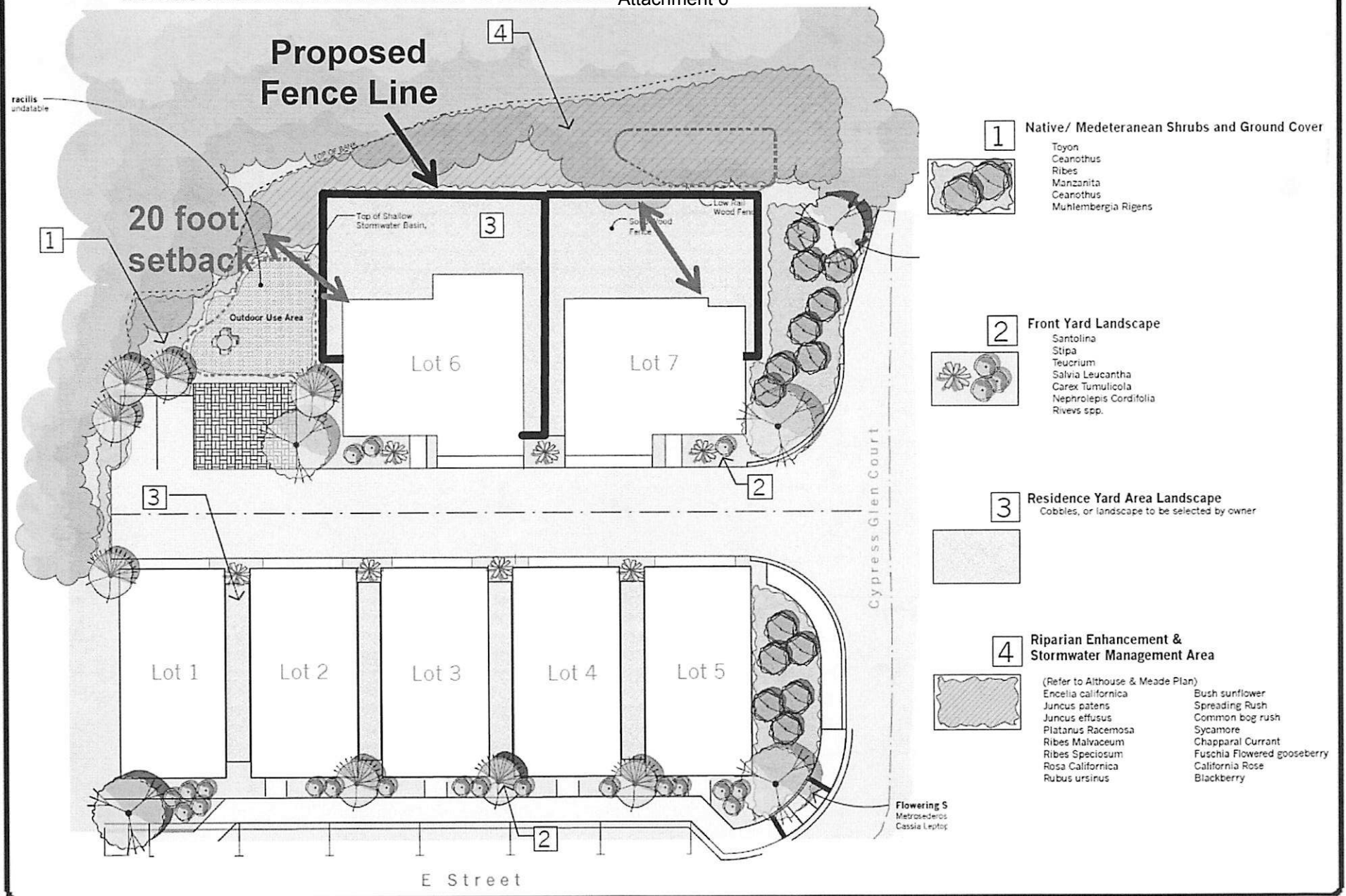


EXHIBIT
Grading and Drainage



PROJECT
Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001



PROJECT

Tentative Tract Map
7 Unit Single Family Detached / SUB2015-00001



EXHIBIT

Landscaping Plan